

PHILADELPHIA LAND BANK
JANUARY 12, 2021 BOARD MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, January 12, 2021, commencing at 10:00 a.m. via Zoom webinar pursuant to 35 Pa.C.S. § 5741 and proper notices.

CALL TO ORDER

Ms. Fadullon called the meeting to order at 10:01 a.m.

Andrea Imredy Saah, Acting Senior Counsel, made the following announcements:

Today's Board meeting is being held via an authorized communication device as authorized by Title 35, Section 5741 of the Pennsylvania Consolidated Statutes and is being recorded. Questions and comments may be made using the Q&A button at the bottom of the screen. If you are calling in and not using the Zoom webinar link, you may ask questions or make comments by hitting *9 on your phone. You can use the "raise hand" function at the bottom of the screen. Please do not use the chat function. If any member of the public has any issues submitting questions or comments, please send an email to Andrea.Saah@phdc.phila.gov.

Prior to today's Public Session the Board held an Executive Session at which the Board received information regarding the requirements for Board ethics training.

Item 1
Roll Call

The following members of the Board of Directors reported present: Paulette Adams, Alex Balloon, Eric Bodzin, Richard DeMarco, Anne Fadullon, Rebecca Lopez Kriss, and Rick Sauer. Michael Koonce joined the meeting at a later time point.

The following board members were absent: Joshu Harris, Michael Johns and Majeedah Rashid.

The following staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Carolyn Terry and Jamila Davis.

Public Attendees: The list of public attendees is attached to these minutes.

A quorum of directors was present, and the meeting, having been duly convened, proceeded with business.

Item 2
Approval of Board Minutes

Ms. Fadullon called for questions or comments on the minutes of the Board meeting of December 8, 2020. There were none.

Ms. Fadullon called for a motion to approve the minutes.

Mr. Balloon moved to approve the minutes of the Board meeting of December 8, 2020. The motion was seconded by Ms. Adams.

Upon motion made and duly seconded, the Board unanimously approved the minutes of the December 8, 2020 Board meeting.

Item 3

Executive Director's Report

Mr. Rodriguez indicated that he had no Executive Director report for the Board at this time. Ms. Fadullon requested an update from Mr. Rodriguez about the Annual Report that the Land Bank is required to provide. Mr. Rodriguez responded that the Strategic Planning and Policy Committee met and that he is drafting an outline for the Fiscal Year 2020 Annual Report and a mid-year report for Fiscal Year 2021. Ms. Fadullon asked if there was a time frame for issuance of the report. Mr. Rodriguez responded that the Committee will reconvene in mid-January to discuss the timing and the contents of the report.

Item 4

Property Dispositions

A. Gardens/Open Space

Mr. Rodriguez proposed that he present to the Board all of the properties proposed to be conveyed for community gardens and that the Board approve them via a consent decree. Mr. Sauer then indicated that he would have to recuse himself from the discussion and vote on the conveyance of 2914 and 2926 N. 2nd Street to HACE, since the Executive Director of HACE serves on the board of PACDC. As a result, Ms. Fadullon indicated that the votes would need to occur separately.

1329 S. 15th Street to Neighborhood Gardens Trust (CD 2)

Mr. Rodriguez presented the proposed conveyance of 1329 S. 15th Street to Neighborhood Gardens Trust (NGT) for preservation as a community garden. This is an existing community garden and will be subject to use restrictions as a community garden.

Mr. Sauer left the meeting at 10:05 am. His letter of recusal is attached to these minutes as Exhibit A.

2914, 2926 N. 2nd Street to HACE (CD 7)

Mr. Rodriguez then presented the conveyance of 2914 & 2926 N. 2nd Street to HACE as community open space. One of the lots included in the project was previously approved by the Board for conveyance to HACE (2916-24 N. 2nd Street), and 2914 and 2926 N 2nd Street are needed to complete the project. The parcels were held by other public agencies and were transferred into the

Land Bank for the disposition. The properties will be subject to use restrictions as community open space.

Ms. Fadullon asked if there were any questions or comments from the Board regarding either of the dispositions presented by Mr. Rodriguez. There were none. There were no questions or comments from the public about either of the dispositions.

Ms. Fadullon called for a motion to approve the proposed conveyance of 1329 S. 15th Street to Neighborhood Gardens Trust.

Ms. Adams moved to approve the disposition of 1329 S. 15th Street to Neighborhood Gardens Trust. The motion was seconded by Mr. Balloon.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 1329 S. 15th Street to Neighborhood Gardens Trust, attached to these minutes as Exhibit B.

Next, Ms. Fadullon called for a motion to approve the proposed conveyance of 2914 and 2926 N. 2nd Street to HACE.

Ms. Adams moved to approve the disposition of 2914 and 2926 N. 2nd Street to HACE. The motion was seconded by Mr. Balloon.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2914 and 2926 N. 2nd Street to HACE Affordable Housing Corporation, attached to these minutes as Exhibit C.

B. Side/Rear Yards

1736 N. Bodine Street to Lisa & Michael Gahagen (CD 7)
1907 N. Philip Street to Eliot Coven (CD 7)
2661 N. Orianna Street to Rosario Garcia (CD 7)

Ms. Fadullon requested that Mr. Rodriguez present the conveyances of all of the side yards prior to the Board voting on the dispositions via a consent decree. Mr. Rodriguez asked that Mr. Sauer be notified to rejoin the meeting. Mr. Sauer rejoined the meeting at 10:09 am.

Mr. Rodriguez presented the conveyance of 1736 N. Bodine Street to Lisa and Michael Gahagen as a rear yard. The board previously approved (December 2020) the transfer of 1738 N. Bodine Street as a rear yard to Mr. & Mrs. Gahagen. The combined area of the two lots is less than the limit of 1,440 square feet. The property will be subject to use restrictions as a side/rear yard.

Mr. Rodriguez presented the conveyance of 1907 N. Philip Street to Eliot Coven as a rear yard. The property will be subject to use restrictions as a side/rear yard.

Mr. Rodriguez presented the conveyance of 2661 N. Orianna Street to Rosario Garcia as a side yard. The property will be subject to use restrictions as a side yard.

Ms. Fadullon asked if there were any questions or comments from the board with respect to any of the proposed conveyances. There were none. There were also no questions or comments from the public regarding the proposed side/rear yard conveyances.

Ms. Fadullon called for a motion to approve the conveyance of 1736 N. Bodine Street to Lisa and Michael Gahagen as a side yard, 1907 N. Philip Street to Elliot Coven as a side yard and 2661 N. Orianna Street to Rosario Garcia as side yard.

Mr. Sauer moved to approve the dispositions of 1736 N. Bodine Street to Lisa and Michael Gahagen, 1907 N. Philip Street to Elliot Coven and 2661 N. Orianna Street to Rosario Garcia. The motion was seconded by Mr. Balloon.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 1736 N. Bodine Street to Lisa and Michael Gahagen, attached to these minutes as Exhibit D, the Resolution Authorizing Conveyance of 1907 N. Philip Street to Eliot Coven, attached to these minutes as Exhibit E, and the Resolution Authorizing Conveyance of 2661 N. Orianna Street to Rosario Garcia, attached to these minutes as Exhibit F.

Item 5 **Public Comment (Old & New Business)**

Ms. Fadullon asked if any member of the public had any old business that they would like to address.

Ms. Fadullon recognized Mr. Ali's request to speak. Mr. Ali requested a follow-up regarding the EOP plan and marketing plan for the housing project awarded to BMK Properties LLC at the December 8, 2020 board meeting. Mr. Rodriguez responded that they have not been finalized at this time. City Council approval is still needed, and once that is granted, the EOP goals will be finalized.

Mr. Ali mentioned a recent newspaper article about problems with a developer who had acquired multiple public properties in the past. Are there any guidelines in place to prevent corruption amongst agency staff? Mr. Rodriguez stated that every employee of the Land Bank is required to attend ethics training and is bound by the same state and local ethics rules as Board members. He also clarified that the dispositions occurred several years ago, before the current ordinance and disposition policy, which became effective on January 1, 2020, were put in place. The agency that was referenced in the article has since transferred nearly all of its properties to the Land Bank, with the exception of properties with title issues.

Mr. Rodriguez then explained that under the current legislation, the developer must be a qualified applicant and must sign a purchase and development agreement that is recorded and spells out the developer's obligations. Properties that are conveyed at a discounted or nominal price are subject to use restrictions and have a mortgage placed upon them. If a developer is not meeting EOP goals during construction, the Land Bank is now requiring them to stop the project and meet to formulate a plan to meet those goals. We are aware of the past problems with dispositions and therefore took steps to change the legislation and change the disposition processes we follow internally. Applications are scored by external reviewers, not staff. If a developer wishes to change its plans, it must come back to the Board (Land Bank or Redevelopment Authority) in open session and must be

approved by Council. The new policies apply to all dispositions from the Land Bank and the Philadelphia Redevelopment Authority.

Michael Koonce joined the meeting at 10:17 am.

Mr. Ali asked if there is a fraud reporting hotline number for the public to report concerns of fraud to our agency. Ms. Fadullon responded that everyone can contact the Inspector General's office, and that staff can contact each agency's Integrity Officer if they have concerns. Mr. Ali asked if this information is on the PHDC website. Ms. Fadullon responded that the information is on the city's website, and that she will investigate whether we can make that information available on the PHDC website.

Ms. Fadullon recognized Ms. Wu. Ms. Wu stated that she is new to her neighborhood and wanted to know how to acquire a vacant lot behind her home so that she could clean it up and maintain it. Mr. Rodriguez provided Carolyn Terry's email address in the chat session for the public to reach out to Ms. Terry with questions. Mr. Rodriguez also encouraged Ms. Wu to go the PHDC website for additional information on acquiring a rear yard. That site is <https://phdcphila.org/land/buy-land/side-and-rear-yards/>

Ms. Fadullon read a question from Mariel Featherstone regarding her application to membership in the Steering Committee. Ms. Fadullon responded that the Land Bank does not administer a Steering Committee.

Item 6 **Adjournment**

There being no further business to address, Ms. Fadullon called for a motion to adjourn the meeting.

Mr. Sauer moved to adjourn the meeting. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board voted to adjourn. Ms. Fadullon thanked all of the commenters for their comments and suggestions. The meeting was adjourned at 10:21 am.

SECRETARY TO THE BOARD

Public Attendance Sheet



BOARD OF DIRECTORS REGULAR MEETING

Tuesday, January 12, 2020 at 10:00 AM

Pursuant to 35 Pa.C.S. § 5741, this meeting was held remotely using Zoom Webinar.

First Name	Last Name	Email
Bob	Jobin	jrjobin@gmail.com
Eva	Hayes	eva.hayes@phila.gov
Jihad	Ali	jihad@jihadali.com
Mirta	Reyes	mirta.reyes@phila.gov
Jenny	Greenberg	jgreenberg@pennhort.org
Kwanzaa	Parker	kwanzaa.parker@phila.gov
Mariel	Featherstone	fmariel@upenn.edu
Carolyn	Terry	Carolyn.Terry@phdc.phila.gov
Lt	Pyatt	ltpyatt@yahoo.com
HFHP	Homeowner Services	ritac@habitatphiladelphia.org
Sharon	Park	sharon.sy.park@gmail.com
Jacquelyn	J Sims-The Maple Corp	jacquelyn@maplehousing.org
Virgis		balticorpllc@gmail.com
Shayla	Graves	shaylagraves36@gmail.com
Eliot		eliot.coven@gmail.com
Michael	Gahagen	mgahagen@hamiltonlane.com
Chenping	Wu	chenpingwu@gmail.com

EXHIBIT A



January 12, 2021

Via Certified Mail

Anne Fadullon
Chair
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Angel Rodriguez
Executive Director
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

General Counsel
City of Philadelphia Board of Ethics
One Parkway Building
1515 Arch Street, 18th Floor
Philadelphia, PA 19102-1504

James Leonard, Esquire
Commissioner
City of Philadelphia Department of Records
Room 111, City Hall
Philadelphia, PA 19107

Re: Conflict Disclosure Letter

Ladies/Gentlemen:

In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my interest in and association with the Philadelphia Association of Community Development Corporations ("PACDC"), of which I am the Executive Director.

Maria Gonzalez, President of PACDC's Board of Directors, is also President of HACE, a community development organization. HACE has requested the Land Bank to convey to it the properties located at 2914 and 2926 N. 2nd Street. Because both Ms. Gonzalez and I are involved with PACDC and I am a Land Bank Board member, I disqualify myself and abstain from using the authority of my office or taking official action related to any request by HACE or its affiliates for the conveyance of Land Bank properties.

I am removing myself from the opportunity to influence in any manner the Land Bank's actions related to HACE's request for the conveyance of the properties at 2914 and 2926 N. 2nd Street. This includes leaving the meeting while the Executive Director consults with Land Bank Board members and while the Land Bank Board otherwise considers and votes on the matter.

Please note that the above-referenced matter was presented to the Land Bank Board and voted on at the Board meeting held on January 12, 2021 via Zoom due to the restrictions on in-person gatherings caused by the COVID-19 pandemic. At that meeting, I announced my conflict, recused myself from deliberation and voting, and turned off the Zoom video and audio channels while the Executive Director consulted with Land Bank Board members and while the Land Bank Board considered and voted on this matter. I am now providing this letter to fulfill my obligation under the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues.

EXHIBIT A

This letter will also confirm that I will abide by the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues and will not take official action in any future Land Bank matters involving HACE or its affiliates while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Sauer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rick Sauer

215.732.5829 x 105

rsauer@pacdc.org

EXHIBIT B

RESOLUTION NO. 2021 – 1

**RESOLUTION AUTHORIZING CONVEYANCE OF
1329 S. 15TH STREET
TO NEIGHBORHOOD GARDENS TRUST**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant, or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to convey 1329 S. 15th Street (the “Property”) to Neighborhood Gardens Trust (the “Purchaser”).

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

1. The conveyance of the Property to the Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT C

RESOLUTION NO. 2021 – 2

**RESOLUTION AUTHORIZING CONVEYANCE OF
2914 AND 2926 N. 2ND STREET
TO HACE AFFORDABLE HOUSING CORPORATION**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to convey 2914 and 2926 N. 2nd Street (collectively, the “Property”) to HACE Affordable Housing Corporation (the “Purchaser”).

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

1. The conveyance of the Property to the Purchaser for Two Dollars (\$2.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT D

RESOLUTION NO. 2021 – 3

**RESOLUTION AUTHORIZING CONVEYANCE OF
1736 N. BODINE STREET
TO LISA AND MICHAEL GAHAGEN**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 1736 N. Bodine Street (the “**Property**”) to Lisa and Michael Gahagen (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT E

RESOLUTION NO. 2021 – 4

**RESOLUTION AUTHORIZING CONVEYANCE OF
1907 N. PHILIP STREET
TO ELIOT COVEN**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to convey 1907 N. Philip Street (the “Property”) to Eliot Coven (the “Purchaser”).

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

6. The conveyance of the Property to the Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
7. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
8. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
9. 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.
10. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT F

RESOLUTION NO. 2021 – 5

**RESOLUTION AUTHORIZING CONVEYANCE OF
2661 N. ORIANNA STREET
TO ROSARIO GARCIA**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors has determined that it is in the best interest of the Land Bank to convey 2661 N. Orianna Street (the “Property”) to Rosario Garcia (the “Purchaser”).

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

1. The conveyance of the Property to the Purchaser for One Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “Transaction Documents”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on January 12, 2021.

Philadelphia City Council Resolution No. _____ dated _____