

PHILADELPHIA LAND BANK

SEPTEMBER 14, 2021 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, September 14, 2021, commencing at 10:00 a.m. via Zoom webinar, of which proper notices were given.

CALL TO ORDER

Ms. Fadullon called the meeting to order at 10:09 a.m.

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

Today's Board meeting is being held via an authorized communication device because of the continued closure of Land Bank offices to the public due to the pandemic. This meeting 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 also 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 about future in-person Board meetings held at the Land Bank's offices and a correction to one of the fact sheets for today's meeting. The correct version will be posted on the website.

Item 1 **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Richard DeMarco, Andrew Goodman, Joshu Harris, Michael Koonce, Rebecca Lopez Kriss and Rick Sauer.

The following board members were absent: Alexander Balloon, Eric Bodzin, Michael Johns and Majeedah Rashid.

The following staff members were present: Jessie Lawrence, Angel Rodriguez, Andrea Imredy Saah, Esq., Jamila Davis, Cristina Martinez, Brian Romano and Carolyn Terry.

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 regarding the minutes of the Board meeting of August 10, 2021. There were none.

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

Mr. Sauer moved to approve the minutes. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the August 10, 2021 Board Meeting Minutes.

Item 3
Executive Director's Report

Mr. Rodriguez reported to the board on two items:

- (1) The Land Bank has hired two highly competent and qualified candidates for Senior Development Specialist positions, and the hope is that they will start in October.
- (2) The Land Bank is in the final stages of outfitting its conference rooms at 1234 Market Street with the necessary equipment and expects to have appropriate protocols and technology in place soon for the Board to meet in person and the public to attend virtually.

Item 4
Property Dispositions

A. Development – Affordable Housing

- 2201 East Tioga Street (CD1) – Sepviva Lofts, LLC

Mr. Lawrence presented (from an amended fact sheet subsequently included in the posted Board package) the proposed disposition of 2201 East Tioga Street in the 1st Council District to Sepviva Lofts, LLC, for the development of a four-story mixed income multi-family rental development. The proposal was unsolicited and was scored pursuant to the Disposition Policy in effect as of January 1, 2020. The purchase price will be Fifty Thousand Dollars (\$50,000). The development will include seventy-six (76) rental units with sixty-two (62) parking spaces. Thirty-nine (39) units will be leased to tenants with household incomes between sixty (60%) and eighty percent (80%) of Area Median Income (AMI), while the remaining 37 units will be leased at market rate. Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will require an Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry and reverter provision, use restrictions and resale restrictions. Tenants in the affordable units will be required to undergo an income verification process.

Ms. Fadullon asked if there were any questions from the Board. There were none.

Ms. Fadullon asked if any letters or emails were received from the public on this item. Ms. Imredy Saah read an email from Michael Savage opposing the disposition of 2201 East Tioga Street (attached to these minutes as **Exhibit A**).

Ms. Fadullon opened the discussion to public comment and acknowledged that the Developer was in the meeting and would be asked to speak to the concerns raised by Mr. Savage.

Ms. Fadullon recognized Jihad Ali, who requested an explanation for the difference between the purchase price of \$50,000 listed on the worksheet and the appraisal of \$350,000. Mr. Lawrence responded that the Land Bank seeks to promote affordable housing development and can offset the cost of development by discounting the purchase price. Mr. Ali also asked about minority participation in the project.

Ms. Fadullon recognized Jamie Denning. Ms. Denning expressed concerns about the sale of a lot she and others have been maintaining in West Philadelphia on a dangerous block and asked for the sale to be rejected. When asked for the address, she stated it was 1420 North Vogdes Street. Ms. Fadullon clarified that 1420 North Vogdes Street was not on today's agenda and asked staff to drop their email addresses in the chat so that Ms. Denning could follow up.

Ms. Fadullon recognized L. Elaine Johnson. Ms. Johnson indicated that her question was about how to reach out to Land Bank staff, and she appreciated the email addresses being posted in the chat.

Ms. Fadullon recognized Rachael Pritzker, who represents the developer. Ms. Fadullon requested that Ms. Pritzker address Mr. Savage's concerns about developing residential housing in an area with existing industrial use and Mr. Ali's question about minority participation. Ms. Pritzker stated that several community meetings were held for this project early on and that Mr. Savage had not attended any of the meetings, so this was the first time his concerns were stated. She mentioned that one of the applicants (Philip Balderston) was also attending the Board meeting and could speak to the issues, but she pointed out that he has a lot of experience building residential housing in industrial neighborhoods and working with neighboring businesses to deal with issues around construction and congestion. He is also experienced in dealing with the environmental remediation of properties such as this one, benefiting both the neighborhood and the city. She indicated that the local RCO was supportive of the application. Ms. Pritzker confirmed that her firm is a certified woman-owned business, and she pushes all of her clients to engage woman-owned, minority-owned and disabled-owned businesses to participate. She has worked with Mr. Ali before and is open to his input on how to increase minority participation in the project. She also stated that Blane Stoddart will be heading the minority participation and inclusion aspect of this project.

Ms. Fadullon recognized Blane F. Stoddart (a former Land Bank Board member). Mr. Stoddart indicated that he has been working with Mr. Balderston on several projects in Harrisburg and Philadelphia. Mr. Stoddart will have a small equity position in this project. He is working with 250 Black and Brown contractors, many of whom will be brought in to work on this project. Mr. Stoddart will assist Mr. Balderston with OEO compliance as needed.

Ms. Fadullon asked if there were any additional questions from the Board. Mr. Goodman stated that the property was zoned ICMX, which does not allow residential development without a zoning variance, and asked how the Land Bank addresses a situation where there is public opposition to the

granting of the variance for an approved disposition. Mr. Rodriguez responded that if both the Board City Council approve a disposition, the staff provides a letter to allow the developer to apply for the zoning variance and for the various construction and zoning permits. Settlement does not occur until the permits are granted. In this case, the developer has already reached out to the coordinating RCO in the area, the support of which is critical for approval of zoning changes. Mr. Goodman asked if the Land Bank had received any letters from RCOs in the area, and Mr. Rodriguez responded that he was not aware of any but is aware that the RCO is very active and involved in zoning issues.

Ms. Fadullon called for a motion to approve the proposed disposition of 2201 East Tioga Street.

Ms. Lopez Kriss moved to approve the disposition of 2201 East Tioga to Sepviva Lofts, LLC for an affordable housing development. Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2201 East Tioga Street to Sepviva Lofts, LLC (attached to these minutes as **Exhibit B**).

B. Gardens/Open Space

- 2553 Kern Street (CD1) – Arcadia Commons

Mr. Lawrence asked the Board to authorize the disposition of 2553 Kern Street in the 1st Council District to Arcadia Commons, a non-profit organization. The non-profit plans to complete the development of the community garden/open space with this property along with two (2) other properties in its ownership. The purchase price will be Sixty-Five Thousand Dollars (\$65,000). Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The project is not subject to an Economic Opportunity Plan because it is community open space. The property will be subject to an irrevocable power of attorney, a right of re-entry and reverter provision, use restrictions and resale restrictions. A mortgage for the purchase price will be placed on the property.

Ms. Fadullon asked for questions from the Board. Since there were none, she asked if any letters or emails were received from the public on this item. Ms. Saah stated that thirteen (13) emails were received (attached to these minutes as **Exhibit C**), all but one of which were in support of the disposition, and then read the names and affiliations of the individuals who sent the supportive emails: Myke Chambers, Jeff Carpenter, Michele Lee, Carol Macrini, Marcella Frankil, Daniel Scholnick, Richard Zurlnick, Patrick McHugh, Janet Finegar, Bernie S., Sandi Vincenti, and Rachael Kerns-Wetherington. She also read an email from Daniel Lesneski, the owner of 2549 Kern Street, the property directly adjacent to 2553 Kern Street, questioning why he was not permitted to apply for the lot as a side yard and stating his fear that the community garden would be sold for development the way the other vacant lots behind his home were sold. Ms. Saah then stated that she provided the following background information to Mr. Lesneski regarding Arcadia Commons' usage of and application for acquisition of 2553 Kern Street: Arcadia Commons acquired 2555 and 2557 Kern Street in 2014 and has been creating and maintaining the community garden since that time. The organization also held an individual garden agreement issued by the City for 2553 Kern Street, which allowed them to incorporate the lot into the community garden. Furthermore, the Philadelphia Water Department has installed a green stormwater infrastructure (GSI) project on the property, and that requires that the property remain as open space. Finally, Ms. Saah confirmed that none of the properties that were vacant lots behind Mr. Lesneski's home were ever owned by Arcadia Commons.

Mr. Rodriguez added that GSI projects require that the property remain as open space for forty-five (45) years following the installation of such a project on a property.

Ms. Fadullon then recognized Jeff Carpenter, President of Arcadia Commons, who expressed his surprise about Mr. Lesneski's concerns and stated that Arcadia Commons has worked with Mr. Lesneski to plant trees in the garden and has a part-time staff person who maintains the space on a regular basis.

Ms. Fadullon recognized Jovian Patterson, who identified himself as representing a new nonprofit organization operated by Native Americans and people of color that has been building raised beds and gardening on 1825-1841 Sout Allison Street. He asked if the Land Bank could assist his organization with acquiring the properties so that they could expand the garden to include play areas and sitting areas in addition to the community garden. They have been working with Bartram's Garden and other organizations to try to make progress on this issue. Ms. Fadullon directed him to the staff email addresses that were placed in the chat and asked him to follow up with them.

Ms. Fadullon called for a motion to approve the proposed disposition of 2553 Kern Street.

Mr. Sauer moved to approve the disposition of 2253 Kern Street to Arcadia Commons as a community garden/open space. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2553 Kern Street to Arcadia Commons (attached to these minutes as **Exhibit D**).

C. Side/Rear Yards

- 809 West Firth Street (CD5) – Abdul Mu'min Abdullah
- 167 East Lippincott Street (CD7) – Maria L. Bermudez and Mercedes M. Valle
- 2913 North Orkney Street (CD7) – Brunilda Rodriguez

Ms. Fadullon stated that two side yard dispositions previously included on the agenda – 262 West York Street and 516 West Huntingdon Street – were tabled. She stated that unless a member of the Board objected, the Board would approve the resolutions authorizing the disposition of the remaining three side/rear yards with one vote. No objection was made.

Mr. Lawrence asked the Board to authorize the disposition of 809 West Firth Street in the 5th Council District to Abdul Mu'min Abdullah, 167 E. Lippincott Street in the 7th Council District to Maria L. Bermudez and Mercedes M. Valle, and 2913 North Orkney Street in the 7th Council District to Brunilda Rodriguez as side/rear yards. For each application, evidence of project financing has been provided, the applicants are compliant and in good standing with the City of Philadelphia, and the property will be subject to use restrictions as a side yard and have a mortgage for the appraised value placed on it. The projects will not require an Economic Opportunity Plan.

Ms. Fadullon asked if there were questions or comments from the Board. There were none.

She then recognized Mercedes Valle, who asked for clarification about the mortgage and the use restrictions. Mr. Lawrence and Mr. Rodriguez clarified that the amount paid at settlement for the property is One Dollar (\$1) but that a mortgage for appraised value is placed on the property and

must be repaid if the property is sold before the end of the 30-year mortgage term. Also, the property cannot be developed and may be used only as a side/rear yard.

Since there were no other public comments and no emails received in reference to these dispositions, Ms. Fadullon called for a motion to approve the disposition of the presented properties as side or rear yards.

Mr. Koonce moved to approve the disposition of 809 West Firth Street, 167 East Lippincott Street, and 2913 North Orkney Street as side/rear yards. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 809 West Firth Street to Abdul Mu'min Abdullah (attached to these minutes as **Exhibit E**), the Resolution Authorizing Conveyance of 167 East Lippincott Street to Maria L. Bermudez and Mercedes M. Valle (attached to these minutes as **Exhibit F**), and the Resolution Authorizing Conveyance of 2913 North Orkney Street to Brunilda Rodriguez (attached to these minutes as **Exhibit G**).

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

Ms. Fadullon called for questions or comments regarding old or new business.

Mr. Ali asked whether the budget and annual report would be open to the public or discussed merely in executive session. Mr. Rodriguez clarified that he did not present the budget or annual report to the Board in the August executive session but provided updates on funding for Land Bank operations and for the reporting dashboard that is being developed for the PHDC website. The budget and the reporting dashboard will be presented to the public when they are presented to the Board.

Mr. Ali also asked whether the Land Bank would include the pro forma for affordable rental housing development projects in its Board meeting materials going forward. Mr. Rodriguez confirmed that the pro forma for the 2201 East Tioga Street project would be added to the Board package posted on the website and that the Land Bank would include the pro forma for all such projects going forward.

Ms. Fadullon recognized Anthony Ryan of Iglesias Garden, who read a lengthy statement from Iglesias Gardens about saving community gardens, side yards and open spaces from development and protecting properties with U.S. Bank liens from going to foreclosure sale. He indicated that the Sheriff's sales of properties with U.S. Bank liens on them have resumed, and that many gardens and community open spaces in the 7th Council District are located on tax-delinquent lots with such liens. When contacted, the Land Bank, Council member Quiñones-Sánchez, Neighborhood Gardens Trust, and the Sheriff have all stated that they cannot stop the sales. He asked for the Land Bank's assistance with solving the problem posed by the sale of properties with U.S. Bank liens. In response, Ms. Fadullon stated that although the Land Bank supports trying to resolve the problem posed by properties with U.S. Bank liens (which the Land Bank may not acquire until the lien has been paid by a third party), the Land Bank has no jurisdiction over the Sheriff's Office and cannot prevent the Sheriff from conducting the sales of these properties. U.S. Bank has been approached about releasing liens on certain properties, but it is unwilling to do so without having all the liens released (i.e., paid off).

Alison Weiss asked about the status of the disposition of 28 Reger Street in the 8th Council District. Mr. Rodriguez indicated that City Council has not introduced a resolution to approve the disposition of the property and that the disposition will be canceled if no such resolution is introduced once Council is back in session.

Jovian Patterson stated that his organization is dealing with the same problem of the Sheriff's sale of properties with U.S. Bank liens, many of which are being gardened on, in his neighborhood.

Adam Butler asked which city agency or agencies could possibly find a solution to the problem with U.S. Bank liens, which are negatively affecting many disenfranchised communities, and expressed frustration with the lack of a clear response. A lengthy discussion ensued to explain what U.S. Bank liens are, who owns and therefore controls them, why the Land Bank is unable to acquire properties with U.S. Bank liens, and what the results of the Land Bank's efforts to resolve the problem have been. The Land Bank is also very frustrated about this problem because it affects the Land Bank's ability to preserve gardens and open space and assemble properties for affordable housing and other uses benefiting the community, but unfortunately, the Land Bank has no control over this issue and has not had any success with its attempts to make progress on its resolution.

Alison Weiss asked whether the Land Bank could help to acquire 333 and 335 West Queen Lane properties as green space for the PHA housing project built on that block. Mr. Rodriguez indicated that the Land Bank will have to research the properties to determine whether they can be placed on the sheriff sale acquisition target list.

After further discussion about the U.S. Bank lien problem, Ms. Fadullon thanked everyone who had commented on this issue.

Item 6
Adjournment

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

Mr. Koonce moved to adjourn the meeting. Mr. Harris seconded the motion.

Upon motion made and duly seconded, the Board voted to adjourn at 11:31 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, September 14, 2020 at 10:00 AM, held remotely using Zoom Webinar.

| User Name (Original Name) | Email |
|-----------------------------------|----------------------------------|
| Blane F. Stoddart | blane@bfgroup.net |
| a weiss/SoLo | awfromhh4@gmail.com |
| rachaelpritzker | rachael@pritzkerlg.com |
| Anthony Ryan | ryan_patrick04@hotmail.com |
| Anthony Ryan | a.r.patrick86@gmail.com |
| sadik karakulak | sadik_k@yahoo.com |
| Greg Heller | heller.greg@gmail.com |
| Justin Kaplan | jkaplan@odinprop.com |
| jamila.davis | jamila.davis@phila.gov |
| Nay | naysellsre@outlook.com |
| L Elaine Johnson | president@laputts.com |
| Andy Rendon | carlos.rendon@phila.gov |
| Iglesias Garden | iglesias.garden@gmail.com |
| Mohamed | cheickmak20@gmail.com |
| Malik Benin | malik@alchemiinc.com |
| Dario | J_daro7771@hotmail.com |
| Winnie Branton | wbranton@brantonstrategies.com |
| Amy (she/her) | agottseg@andrew.cmu.edu |
| Brian Romano | Brian.Romano@phdc.phila.gov |
| Lou (they/them) | erica.hemler@gmail.com |
| zef . | willowzef@gmail.com |
| Mike G M | mikem1006@aol.com |
| Rodesha Washington | rodesha.washington@phila.gov |
| Leslie she/her | lfuentes70@gmail.com |
| saddel senat | 1snsconstruction@gmail.com |
| Mercedes M. Valle | 2infamous4ds@gmail.com |
| SG | srrg2416@gmail.com |
| PhilipBalderston | phil@odinprop.com |
| Mary Tate | mary.tate@fourthecnommy.com |
| Cristina Martinez | cristina.martinez@phdc.phila.gov |
| Ali Volpe | avolpe@lilydevelopment.com |
| Jacque Sims-The Maple Corporation | jacquelyn@maplehousing.org |
| Adam Butler | adam.butler@gmail.com |
| Lauren | laurenatroop@gmail.com |
| Jeff Carpenter | jeff@arcadiacommons.us |
| Marco Padilla | robinhoodpropertiesllc@gmail.com |
| Mathen | Mathenjp@gmail.com |
| Galaxy A20 | pminor56@gmail.com |
| Jamie denning | jldenn007@gmail.com |
| Jihad Ali | jihad@jihadali.com |
| JB | johnsilva488@gmail.com |
| Scott Woodruff | scottw@designblendz.com |
| Jovian | jovianswp@yahoo.com |
| Carolyn Terry - PHDC | Carolyn.Terry@phdc.phila.gov |

PUBLIC COMMENTS SUBMITTED IN Q&A

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, September 14, 2020 at 10:00 AM, held remotely using Zoom Webinar.

| # | Question | Asker Name | Asker Email | Answer(s) |
|---|---|-------------------|--------------------------------|---------------|
| 1 | when will questions from the public open up? | Anthony Ryan | ryan_patrick04@hotmail.com | live answered |
| 2 | I don't think that she is talking about 2201. | rachaelpritzker | rachael@pritzkerlg.com | Correct |
| 3 | I thought this was 2201 Tioga? | Blane F. Stoddart | blane@bfwgroup.net | Correct |
| 4 | When is the open comment section, at the end? | Anthony Ryan | a.r.patrick86@gmail.com | Yes |
| 5 | Mrs. Anne I have questions | Anthony Ryan | a.r.patrick86@gmail.com | |
| 6 | Please include me in any discussion on US Bank Lien issue | Winnie Branton | wbranton@brantonstrategies.com | |
| 7 | This is the point where this need to be open discussion | Anthony Ryan | a.r.patrick86@gmail.com | |
| 8 | I have another question Mrs Anne | Anthony Ryan | a.r.patrick86@gmail.com | |
| 9 | Another question really quickly... | Anthony Ryan | a.r.patrick86@gmail.com | |

EXHIBIT A

From: [Mike Savage](#)
To: [Andrea Saah](#)
Subject: 2201 E. Tioga Street
Date: Monday, July 12, 2021 9:08:22 AM

Good Morning,

My name is Mike Savage and I am one of the owners of PTR Baler and Compactor Company which is across the street from 2201 E. Tioga Street. We have operated in this neighborhood since 1907 and have occupied our current property since 1968. We employ close to 300 people and are deeply committed to manufacturing in the City of Philadelphia. As you know, there are residential building proposals moving forward across our neighborhood. We feel very strongly that this proposal will only add to the lack of parking in our area and further complicate our ability to operate as an industrial business in Port Richmond. We have worked with the community for years as a manufacturer in a residential environment but this proposal will only make our ability to run our business more difficult considering the congestion which is already present.

We thank you for your consideration and hope that you will strongly consider our concerns.

Thank you,

Mike

Michael Savage

President/CEO

215-537-2328 – Office

MSavage@ptrco.com

Fiercely competing every day to exceed our customer expectations!

PTR Baler and Compactor Company • www.ptrco.com • [Video Tour of our Plant](#)

EXHIBIT B

RESOLUTION NO. 2021 – 44

**RESOLUTION AUTHORIZING CONVEYANCE OF
2201 E. TIOGA STREET
TO SEPVIVA LOFTS LLC**

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 2201 E. Tioga Street (the “**Property**”) to Sepviva Lofts LLC (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 Fifty Thousand and 00/100 Dollars (\$50,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 14, 2021.

Philadelphia City Council Resolution No. 210567 dated June 17, 2021.

EXHIBIT C

From: MYKE CHAMBERS <mykechambers@gmail.com>
Sent: Tuesday, September 7, 2021 10:24 AM
To: Andrea Saah
Subject: 2553 Kern Street

Good morning. I am writing to show my phone absolute support of Acadia comments at 2553 Kern Street

I own and operate a business (2580 Frankford Ave) on the next block over and I love taking breaks and walking to the little park. There's not a lot of grass left available in the neighborhood and this is a nice place to come and ground and I know children love to play there.

Thank you,
Myke Chambers
Seven Swords Tattoo Company
Sorry Mom USA, Inc.
www.facebook.com/Myke.Chambers.Tattoos
www.mykechambers.com
www.instagram.com/mykechambers
www.twitter.com/MykeChambers
www.sevenswordstattoo.com
Sorry Mom USA
<https://www.sorrymomshop.com>

EXHIBIT C cont.

Subject: FW: letter of support
From: Jeff Carpenter <jeff@arcadiacommons.us>
Sent: Tuesday, September 7, 2021 11:03 AM
To: Andrea Saah <Andrea.Saah@phdc.phila.gov>
Subject: letter of support

Ms. Saah, I support Arcadia Commons to take title to the city-owned lot at 2553 Kern Street, which will be considered in your September 14th meeting. Arcadia Commons has transformed the blighted lot into a full vegetable garden and green space for relaxation and meetings. It means so much to our neighbors. I include a photo of the full garden, where the lot in question is on the right, and a flyer for our first cleanup in 2014. I hope you will support this effort.

Thanks for your consideration,
Jeff

Jeff Carpenter
President
Arcadia Commons
<http://www.arcadiacommons.us>



EXHIBIT C cont.

From: Michele <scienceedchica@gmail.com>
Sent: Wednesday, September 8, 2021 7:44 AM
To: Andrea Saah
Cc: jeff@arcadiacommons.org
Subject: East Kensington community garden project

Dear Ms. Saah,

I am a Philadelphia resident in the East Kensington neighborhood. I want to convey to you my full support of Arcadia Commons regarding their community garden project.

I literally live a stone's throw away from the city-owned lot at **2553 Kern Street** which will be considered in your September 14, 2021 meeting. I'm not sure if you have ever seen the 2553 Kern Street lot but Arcadia Commons has transformed this once unsightly lot into a lovely green space. You can see a [photo on Google maps](#). A green space not only beautifies the neighborhood but also reduces pollution and run-off rainwater. It also provides a place for people to meet, gather, and connect with nature. 2553 Kern Street provides positive environmental, social, and economic benefits to the community. I want to ensure that Philadelphia grows in ways that encourage people to move to and stay in the city. I hope you feel the same way too and will support Arcadia Commons efforts next week.

Best,
Michele Lee

EXHIBIT C cont.

From: CAROL MACRINI <skymeadowfarm@comcast.net>

Sent: Sunday, September 12, 2021 11:39 AM

To: Andrea Saah

Subject: Support for Kern Park

Ms. Saah,

I support Arcadia Commons in their community garden project, including the city-owned lot at 2553 Kern Street, which will be considered in your September 14th meeting. Arcadia Commons has transformed the blighted lot into a wonderful garden that means so much to our neighbors.

I hope you will support this effort. Green space is essential to the health of our city.

Thanks,
Carol Macrini

EXHIBIT C cont.

From: Marcella Frankil <marcellafrankil@gmail.com>

Sent: Sunday, September 12, 2021 1:03 PM

To: Andrea Saah

Subject: Arcadia commons

Ms. Saah,

I support Arcadia Commons in their community garden project, including the city-owned lot at 2553 Kern Street, which will be considered in your September 14th meeting. Arcadia Commons has transformed the blighted lot into a wonderful garden that means so much to our neighbors. I hope you will support this effort.

Marcella Frankil | Textile / Print Designer
www.marcellafrankil.com

EXHIBIT C cont.

From: Daniel Scholnick <daniel.scholnick@gmail.com>

Sent: Sunday, September 12, 2021 9:07 PM

To: Andrea Saah

Subject: 2553 Kern St. Sept 14th Meeting

Dear Ms. Saah,

I am writing in full support for Arcadia Commons. The city owns 2553 Kern Street, and this group's community garden project is so deserving of support from the city and land bank.

This space was awful over a decade ago, but the people stewarding the land since then have proven themselves steadfast, dedicated, and sensitive to community needs.

Their work speaks for itself, but I felt it important to speak up for it as well.

Thank you,
Dan Scholnick
2550 Collins St.

EXHIBIT C cont.

From: Richard Zurlnick <rzurlnick@gmail.com>
Sent: Monday, September 13, 2021 9:28 AM
To: Andrea Saah
Subject: Hearing For 2553 Kern St

Dear Ms. Saah,

What if Fairmount Park was paved over and filled with gas stations and dollar stores and nondescript housing? Is that the Philadelphia we want? All buildings and no green space? Many city residents cannot get to Fairmount Park, Sometimes green space can produce more revenue in the long run than short term greed.

I hope you will consider allowing 2553 Kern St, a city owned lot, to remain as a community garden space in your September 14th meeting. Arcadia Commons has worked tirelessly to stop people from fixing cars illegally and dumping trash there and changed the 3 lots it now controls into a wonderful green space for all to enjoy.

Sincerely,

Richard Zurlnick

EXHIBIT C cont.

From: patrick McHugh <patmcq.phila@gmail.com>
Sent: Monday, September 13, 2021 11:37 AM
To: Andrea Saah
Subject: Transfer of 2553 Kern St to Arcadia Commons

Dear Ms. Saah –

I support Arcadia Commons in their community Garden Project that includes the city owned Lot at 2553 Kern St to be considered in your September 14th Meeting.

This lot was an overgrown trash strewn lot for years and has now been cleaned up and is well kept providing an enhancement to the neighboring area. In addition, the arcadia commons folks have Planted/maintained the grass on the lot and have also provided activities to engage the community and children in the area.

As a Business on Huntingdon Street (Glassworkz, LLC 1930 E Huntingdon St) we appreciate the work of the volunteers in arcadia commons to keep the area clean and create a garden space in the middle of an area that is all housing.

I hope you will support this effort,

Thank you for your attention to this matter...
Patrick McHugh
Glassworkz, LLC

EXHIBIT C cont.

From: Janet Finegar <janetfinegar@gmail.com>
Sent: Monday, September 13, 2021 1:06 PM
To: Andrea Saah
Cc: Jeff Carpenter
Subject: Support for Arcadia Commons' Land Bank request

Dear Ms. Saah—

I hope that you will support Arcadia Commons on Sept. 14 in their request to take ownership of the city-owned lot at 2553 Kern Street as part of their overall mission to increase publicly accessible open space in Philadelphia.

As Vice-President of Arcadia Commons (and an active volunteer at Kern Park), I am of course quite biased on this issue. But I am also very proud of the work we've done to turn a blighted lot into a pocket park that includes community vegetable garden beds, native plantings that bring beauty to humans and benefits of food and shelter to non-humans, and a cherished green space in a rapidly developing neighborhood. I'm also a long-time coordinator of Liberty Lands park in Northern Liberties and so know from experience the incredible economic value green spaces bring to a community on top of the invaluable benefits to the residents' physical and mental health.

I firmly believe there is no "development" of this plot of land that would better benefit the citizens of Philadelphia than to make Arcadia Commons the permanent stewards of it as the community green space we have already established there. I hope you'll agree and support our petition. Thank you for your consideration.

Janet Finegar
Vice-President, Arcadia Commons
Co-Coordinator, Liberty Lands
Secretary, Northern Liberties Neighbors Association

EXHIBIT C cont.

From: bernieS <bernies@panix.com>
Sent: Monday, September 13, 2021 5:56 PM
To: Andrea Saah
Subject: 2553 Kern Street disposition - Letter of Support

Dear Ms. Saah,

I understand you are a staff attorney with the Philadelphia Land Bank. The reason I'm writing is to express my concern about the City's disposition of the vacant lot at 2553 Kern Street, and to provide my input as a Philadelphia Taxpayer who lives near this vacant lot.

For several years I have volunteered for Arcadia Commons, a 501(c)(3) charitable organization in East Kensington that acquires and maintains greenspace for use by all members of the East Kensington community--where greenspace is rapidly vanishing due to aggressive development. My volunteer work has included landscaping, building gardens, planting and maintaining trees, shrubs, grass, clover, and more.

The community greenspace called Kern Park was once a dump filled with trash and junked tires, some of which I personally removed. Thanks to the help of many neighbors, Kern Park is now a beautiful verdant greenspace with raised bed gardens where children and adults raise vegetables and herbs for anyone to enjoy for free. Kern Park has been used to host many community events, such as nature education and yoga classes, and vegetable gardening and harvesting. Kern Park is a beautiful and beloved greenspace in East Kensington.

Kern Park stands on three (3) lots. 2553 Kern Street is the only lot not owned by Arcadia Commons. On this lot is a raised bed garden used by the community, a row of shrubs, a tree, and grass and clover which people enjoy as a green oasis surrounded by new development.

As a Philadelphia resident and taxpayer, I am asking you to advise the City Of Philadelphia that conveying ownership of 2553 Kern Street to Arcadia Commons would be in the public interest. Arcadia Commons has long demonstrated itself to be an excellent steward of this public land. If the City of Philadelphia conveys this lot to the charity named Arcadia Commons, it will continue to be maintained as a verdant greenspace for continued enjoyment by members of the public.

Please take a look at the attached photo to see a good example of how Arcadia Commons uses the lot at 2553 Kern Street. I hope the City will not choose to allow the destruction of what you see in that picture by conveying 2553 Kern Street to a private party instead of to the award-winning 501(c)(3) charitable organization Arcadia Commons.

Thank you for taking the time to read my concerns and input. I trust you will consider the public interest when you advise the City on how to dispose of 2553 Kern Street, and that you realize selling this lot for money isn't necessarily in the best public interest.

Sincerely,
-bernieS
East Kensington

EXHIBIT C cont.



EXHIBIT C cont.

From: Sandi Vincenti <micysmom@yahoo.com>
Sent: Monday, September 13, 2021 7:48 PM
To: Andrea Saah
Cc: Sandi Vincenti
Subject: Support for Arcadia Commons

Dear Ms. Saah,

I support Arcadia Commons' community garden project, including the city-owned lot at 2553 Kern St, to be considered in your September 14th meeting. Arcadia Commons has transformed the blighted lot into a wonderful garden that means so much to our neighbors.

I hope you will support this effort.

Have a peaceful and inspiring day,

Sandi Vincenti

Founder/Nature Nerd

A Child's Inspiration:

Wildlife Garden

1846-50 Sepviva St.

Philadelphia, Pa 19125

Business Phone: 267.280.3520

EIN: 84-3842739

Personal Pronouns: She/They

bio.link/sandi

Philly Nature, A Site Grows, Donate, Donate and be a Philly Nature Hero, Watch & Learn, Be a Nature Hero, Read a Grid Article, Meet the Nominee, Meet the Nominee Some More, Try iNaturalist, Read a Spirit Article, Read a StarNews Article, Check out our Bee With Me Project, Look at Some TreePhilly Photos, Read About TreePhilly, Read Another Spirit Article, Perhaps One More Spirit Article. Teach, Learn, Listen.

Educate, Inspire, Conserve.

Observe, Question, Engage.

Discover. Wonder. Bee.

Where Together, we explore nature, engage inspiration, & empower discovery.

Our Mission is to provide a safe, nurturing, & inspiring environment supporting the whole child and their growth.

We Believe that learning happens holistically through relationships with people & wildlife in nature.

We Empower children through creativity & discovery to think for themselves while considering the environment & others.

We Envision curious, open-ended, meaningful, & engaging; STEAM-powered problem-solving & exploration.

We Strive for a natural environment that immerses us in joyful experiences.

We Value & Emphasize a multicultural, JEDI-focused, and age-appropriate approach that respects and honors All children as individuals, All families as unique, & of course, All of nature.

Understanding that a child's work is discovery, inquiry, & play, we look for a balance of independence & community building.

We fully commit to a positive & supportive learning environment, inclusive, open to all learners, & sensitive to cultural diversity.

EXHIBIT C cont.

From: Rachael Kerns-Wetherington <rachaelkerns@gmail.com>

Sent: Monday, September 13, 2021 9:53 PM

To: Andrea Saah

Subject: Letter of support for Arcadia Commons

Ms. Saah, I'm writing to support Arcadia Commons in their community garden project, including the city-owned lot at 2553 Kern Street, which will be considered in your September 14th meeting. Arcadia Commons has transformed the blighted lot into a wonderful garden that means so much to our neighbors. I'm grateful for all the programming and attention they have brought the neighborhood and have greatly appreciated the volunteers who have maintained the space.

I hope you will support this effort.

--

Rachael D. Kerns-Wetherington, PsyD

Licensed Psychologist

Circle Counseling

www.circlecounseling.com

www.rachaelkerns.com

Pronouns: she/her

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of and are accepting responsibility for any risks to the privacy of your information.

EXHIBIT C cont.

From: Daniel Lesneski <daniel.lesneski@me.com>
Sent: Friday, September 10, 2021 5:42 PM
To: Andrea Saah
Subject: 2553 Kern Street

Dear Andrea,

As the owner of 2549 Kern street, the home directly adjacent to 2553 Kern I would like to inquire about the acquisition of this property. I have at numerous times throughout the years looked on the city's land bank website for the availability of this lot. I have emailed and called into the land bank as well. As such, it was a surprise to me to learn last year that the community garden was able to express interest in the lot. I reached out to Jeff Carpenter with my concern and he stated it would be discussed with the "board". Nothing ever can of that discussion.

While they are nice people and I am thrilled to have a community space in the neighborhood, I have desired to have the space as a yard for my property since purchasing it in 2016. My wife, Erica and our daughter Frankie love our neighborhood and would relish the opportunity to own the lot which we already routinely clean, deweed, and have paid money to plant trees on.

When we first purchased our home, we were told that the three neighboring lots along with the lots directly behind our home were owned by Arcadia commons and would always be kept as green space. Naturally, it was a bit of a shock when the land behind our home was sold to a developer and now houses 4 town homes. We were then told the lots on Frankford Avenue would also be kept as green space, yet they remain mired in litigation and behind a fence currently when not littered with trash and debris. My fear with the lot next to me being purchased is that it too will eventually be sold and another home slapped up on it. As the owner of 2549, it would be wonderful to have a yard I can feel confident about maintaining and up keeping without the fear that it will sold to a developer.

If this lot is unable to be sold to an actual homeowner on the street, then Arcadia commons would be a good steward of the space. It does however feel like that because of my lack of connections to the levers of power in the city that I was not afforded and equal opportunity to obtain an adjoining piece of property. A lot whose sidewalks I shovel, trash I pick up, and maintenance I take part in.

Best Regards,
Daniel Lesneski

EXHIBIT D

RESOLUTION NO. 2021 – 45

**RESOLUTION AUTHORIZING CONVEYANCE OF
2553 KERN STREET
TO ARCADIA COMMONS**

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 2553 Kern Street (the “**Property**”) to Arcadia Commons, a Pennsylvania nonprofit organization (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 and 00/100 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 September 14, 2021.

Approved by Philadelphia City Council Resolution No. 210565 dated June 17, 2021.

EXHIBIT E

RESOLUTION NO. 2021 – 46

**RESOLUTION AUTHORIZING CONVEYANCE OF
809 W. FIRTH STREET
TO ABDUL MU'MIN ABDULLAH**

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 809 W. Firth Street (the “**Property**”) to Abdul Mu’min Abdullah (the “**Purchaser**”).

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

11. The conveyance of the Property to the Purchaser for One and 00/100 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.
12. 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.
13. 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.
14. 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.
15. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 14, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT F

RESOLUTION NO. 2021 – 47

**RESOLUTION AUTHORIZING CONVEYANCE OF
167 E. LIPPINCOTT STREET
TO MARIA L. BERMUDEZ AND MERCEDES M. VALLE**

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 167 E. Lippincott Street (the “**Property**”) to Maria L. Bermudez and Mercedes M. Valle (the “**Purchasers**”).

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

16. The conveyance of the Property to the Purchasers for One and 00/100 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.
17. 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.
18. 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.
19. 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.
20. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 14, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT G

RESOLUTION NO. 2021 – 48

**RESOLUTION AUTHORIZING CONVEYANCE OF
2913 N. ORKNEY STREET
TO BRUNILDA RODRIGUEZ**

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 2913 N. Orkney Street (the “**Property**”) to Brunilda Rodriguez (the “**Purchaser**”).

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

21. The conveyance of the Property to the Purchaser for One and 00/100 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.
22. 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.
23. 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.
24. 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.
25. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on September 14, 2021.

Philadelphia City Council Resolution No. _____ dated _____