

PHILADELPHIA LAND BANK

NOVEMBER 14, 2023 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, November 14, 2023, via Zoom webinar, of which proper notices were given. A condensed certified transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

Board Chair Anne Fadullon called the meeting to order at 10:00 a.m.

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

Today's Board meeting is being held via an authorized communication device and is being recorded. Questions and comments may be made using the Q&A function or by using the "raise hand" function. If you are calling in and not using the Zoom webinar link, you may ask questions or make comments by pressing *9 on your phone or using the "raise hand" function. 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. Please note that all questions and comments received by email prior to this meeting or through the Q&A function during the meeting will be included in the minutes. All questions and comments received by 3 pm yesterday were shared with the Board.

Prior to today's Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda.

Item I **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Alexander Balloon, Andrew Goodman, Maria Gonzalez, Rebecca Lopez Kriss, Michael Johns, Michael Koonce, Majeedah Rashid, Mo Rushdy and Rick Sauer.

Ms. Fadullon noted that Richard DeMarco resigned from the Board and thanked him for his service. She then welcomed Mo Rushdy to the Board as the newest Board member.

The following Land Management staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Robert Spence, Esq., Todd Hestand, Cristina Martinez, Brian Romano, Tracy Pinson-Reviere, Mathen Pullukattu, and Carolyn Terry.

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

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

Item II
Approval of Board Minutes

Ms. Fadullon called for questions or comments from the Board regarding the minutes of the Board meeting of October 10, 2023. There were none. Ms. Fadullon called for questions or comments from the public. There were none.

Ms. Fadullon called for a motion regarding approval of the minutes.

Mr. Saurer moved to approve the minutes. Ms. Rashid seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the October 10, 2023 Board Meeting minutes.

Item III
Executive Director's Report

Mr. Rodriguez reported that on Friday, November 17, 2023, at 10:00 am, there will be another Turn the Key Ribbon cutting at 3020 Wharton Street. The Board approved Civetta Properties to develop twenty-six affordable homes that qualify for the Turn the Key program (TTK) in the 2nd Council District; of those, seven properties have been settled and sixteen are under agreement for sale. The properties are being sold for \$230,000 (to homeowners with an income at or below 80% of Area Median Income ("AMI")) and \$250,000 (to homeowners with an income at or below 100% AMI), respectively. The purchasers include City employees from the Police Department, Library, Commerce Department, Department of Revenue, Streets Department, Department of Health, Department of Behavioral Health, and the Managing Director's Office. There are twelve lending institutions that have partnered with Turn the Key to make it a success. Bank of America, WSFS, Penn Community and TD Bank have originated mortgages to date. Mr. Rodriguez shared the criteria the banks are accepting to qualify for a mortgage. The average mortgage payment is \$1,394, and the interest rates average 6.82%. The average AMI for current purchasers who are City employees is 58% AMI and for purchasers who are non-City employees is 68% AMI. Earlier this year there was a ribbon cutting in the 1st Council District at 4th Street and Cantrell Street, and those TTK properties are all sold. The same developer is also developing housing that qualifies for Turn the Key in Port Richmond. There are only three houses left unsold in that development. Mr. Rodriguez invited all Board members to join the ribbon cutting on Friday.

Ms. Fadullon thanked Mr. Rodriguez and called for questions and comments from the Board. There were none.

Ms. Fadullon called for questions or comments from the public and recognized Jacquie Sims, who congratulated the Land Bank on the new homeownership that is happening in Philadelphia.

Item IV
Administrative Matters

A. Amendments to Bylaws

Ms. Imredy Saah requested the Board's approval of certain Bylaw amendments to bring the Land Bank Bylaws up to date and consistent with the Pennsylvania Land Bank Act, which was recently updated.

Section 301 is being updated to recognize that meetings can be held via an internet platform as well as physical presence or some combination of physical and virtual presence of members. The section will be updated to reflect the change in state law and define the term virtual presence for the Philadelphia Land Bank Bylaws, it is not defined in the State's Land Bank Act. Section 309 will be updated to reflect the Pennsylvania Land Bank Act's new definition of a quorum when meetings are held virtually. Section 601 adds a section number to the paragraph and adds some clarifying language. The revisions to Section 703 reflect changes made to the Philadelphia Code for the purpose of clarifying which chapters of the Code govern the Land Bank's operations. Originally it was Section 16-500 which is now 16-700 which also references two other co-chapters.

Ms. Fadullon called for questions or comments from the Board. There were none.

Ms. Fadullon called for questions or comments from the public. There were none.

Ms. Fadullon called for a motion regarding the requested revisions to the bylaws.

Mr. Rushdy moved to approve the amendments. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved **Resolution Amending the Bylaws of the Philadelphia Land Bank** (attached to these minutes as **Exhibit B**).

Ms. Fadullon noted that the original agenda had items IV.B, IV.C, and IV.D, but all have been tabled.

Item V

Property Dispositions

A. Development – Affordable Housing (unsolicited)

Ms. Fadullon recused herself from this development item because her wife is the Director for the Women's Community Revitalization Project, the parent organization of the applicant for this development, which presents a conflict of interest. Ms. Imredy Saah informed the public that Ms. Fadullon submitted a letter to the Board recusing herself from this item (attached to these minutes as **Exhibit C**). Ms. Fadullon left the meeting, and Vice Chair Andrew Goodman proceeded to chair the meeting.

Mr. Lawrence requested the Board's approval for the disposition of 777-85 N. 38th Street, 787 N. 38th Street; 770 N. Dekalb Street, 772-74 N. Dekalb Street, and 3716-26 Brown Street in the 3rd Council District to Community Justice Land Trust, a nonprofit organization wholly owned by Women's Community Revitalization Project, to develop a four-story building consisting of thirty-two (32) units of affordable rental housing. Four (4) units will be leased to tenants whose household incomes are at or below twenty percent (20%) AMI, six (6) units will be leased to tenants whose household incomes are at or below thirty percent (30%) AMI, eleven (11) units will be leased to tenants whose household incomes are at or below fifty percent (50%) AMI, and eleven (11) units will be leased to tenants whose household incomes are at or below sixty percent (60%) AMI. Units will include both two- and three-bedroom units, of which eight (8) units will be fully accessible. The application was unsolicited and evaluated pursuant to the disposition policy.

The applicant will purchase the properties for a nominal price of \$5.00. Evidence of project financing has been provided. The applicant is compliant and in good standing with the City of Philadelphia. The

project will require an Economic Opportunity Plan and will be subject to an irrevocable power of attorney and right of re-entry and reverter restrictions. The units will be subject to use restrictions and income verification requirements.

Ms. Goodman asked if any correspondence was received prior to the Board meeting on this item. Ms. Imredy Saah responded there were none.

Mr. Goodman called for questions or comments from the Board. There were none.

Mr. Goodman called for questions or comments from the public. There were none.

Mr. Goodman called for a motion regarding the disposition to Community Justice Land Trust.

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

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 3716 - 26 Brown Street; 770 and 772 - 74 North Dekalb Street; and 777 - 85 and 787 North 38th Street to Community Justic Land Trust** (attached to these minutes as **Exhibit D**).

Ms. Fadullon rejoined the meeting at this time.

B. Development – Garden/Open Space (unsolicited)

Mr. Lawrence asked the Board to approve the disposition of 1755 W. Thompson Street in the 5th Council District to 1755 West Thompson Inc., a nonprofit organization, to be stabilized as a garden and open space. The applicant is a nonprofit affiliate of the Gesu School, which is located on the 1700 block of West Thompson Street. The space will be utilized for students from kindergarten to 8th grade with a curriculum around earth sciences, life sciences and physical sciences. The property will be improved as a community garden to allow for this type of instruction. The application was unsolicited and evaluated pursuant to the disposition policy.

The applicant will purchase the property for a nominal price of \$1.00. Evidence of project financing has been provided. The applicant is in good standing with the City of Philadelphia. The project will not require an Economic Opportunity Plan due to its proposed use but will be subject to an irrevocable power of attorney and right of re-entry and reverter restrictions. The property will have a 30-year self-amortizing mortgage for the appraised value placed on it and will be subject to use restrictions as managed open space.

Ms. Fadullon called for questions or comments from the Board. There were none.

Ms. Fadullon called for questions or comments from the public. There were none.

Ms. Fadullon called for a motion regarding the disposition of 1755 W. Thompson Street.

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

Upon motion made and duly seconded, the board unanimously approved the **Resolution Authorizing Conveyance of 1755 West Thompson Street to 1755 West Thompson Street, Inc.** (attached to these minutes as **Exhibit E**).

C. Side/Rear Yards

Ms. Fadullon informed the Board that there were three proposed side/rear yard dispositions on the agenda, but one has been tabled. The dispositions of 1221 S. Saint Bernard Street and 5803 Knox Street will be taken together.

Mr. Lawrence asked the Board to approved the disposition of 1221 S. Saint Bernard Street in the 3rd Council District to Elena and Samuel Jackendoff and of 5803 Knox Street in the 8th Council District to Alexis and Max Gilbane. All applicants reside in and own their adjacent homes and are compliant and in good standing with the City of Philadelphia. The projects will not be subject to an Economic Opportunity Plan but will be subject to an irrevocable power of attorney and right of re-entry and reverter restrictions. Each property will have a 30-year mortgage for the appraised value placed on it and will be subject to use restrictions as a side/rear yard.

Ms. Fadullon called for questions or comments from the Board. There were none.

Ms. Fadullon called for questions or comments from the public. There were none.

Ms. Fadullon called for a motion regarding the two side/rear yard dispositions.

Mr. Johns moved to approve the dispositions. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved **Resolution Authorizing Conveyance of 1221 South Saint Bernard Street to Elena D. Jackendoff and Samuel J. Jackendoff** (attached to these minutes as **Exhibit F**) and **Resolution Authorizing Conveyance of 5803 Knox Street to Alexis I. Gilbane and Max S. Gilbane** (attached to these minutes as **Exhibit G**).

Item VI

Public Comment (Old & New Business)

Ms. Fadullon called for comments from the public. There was none.

Item VII

Adjournment

Ms. Fadullon called for a motion to adjourn. Mr. Koonce moved to adjourn the meeting. Mr. Johns seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:18 am.

NOTE: Any comments and questions submitted via the Q&A function follow the list of attendees attached to these minutes.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, November 14, 2023, at 10:00 AM, held remotely using Zoom Webinar.

User Name
Shamar Adams
Abdul-Rahim Muhammad
Keila Cordova
Altrena Nixon
Unique Witcher
Tonya Davis Carpenter
Mike Tomasetti
Marcos Lomeli
Jacquie Sims
Dawud Bey
Brennan Tomasetti
Wadia Gardiner
Lawrence McKnight
Phillipa Ashby
Jon Geeting
David Langlieb
Daniel Pearson
Chantay Love
Robert Sherman
Natasha Tab
Lili Razi
Aaron Turkson
Yanique Joyner
Jennifer Lewis
Michelle Brix
John Hartmann
Sylvia Jordan
Thomas Phillips
Brenda Addo
Harrison Finberg

PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, November 14, 2023, at 10:00 AM, held remotely using Zoom Webinar

No questions or comments were submitted.

Exhibit A

Condensed transcript of November 14, 2023 Board Meeting follows

CITY OF PHILADELPHIA
PHILADELPHIA LAND BANK

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BOARD OF DIRECTORS MEETING

DATE: Tuesday, November 14, 2023

LOCATION: Zoom Teleconference

REPORTED BY: John Kelly, Court Reporter

BOARD MEMBERS: ANNE FADULLON, Chair
ANDREW GOODMAN, Vice Chair
MICHAEL JOHNS, Board Member
ALEXANDER BALLOON, Board Member
MAJEEDAH RASHID, Board Member
MARIA GONZALEZ, Board Member
REBECCA LOPEZ KRISS, Board Member
MICHAEL KOONCE, Board Member
RICK SAUER, Board Member
MO RUSHDY, Board Member

ALSO PRESENT: ANDREA IMREDY SAAH, Esquire, Board Counsel
ANGEL RODRIGUEZ, Executive Director
JESSIE LAWRENCE, Director, Real Estate, PHDC

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Board of Directors Meeting
11/14/2023

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<p style="text-align: right;">Page 2</p> <p style="text-align: center;">AGENDA</p> <p style="text-align: right;">PAGE</p> <p>I. Roll Call 3</p> <p>II. Approval of Minutes of Meeting of October 10, 2023 5</p> <p>III. Executive Director's Report 5</p> <p>IV. Administrative Matters</p> <p> A. Amendments to Bylaws 8</p> <p>V. Property Dispositions</p> <p> A. Development - Affordable Housing (unsolicited) 11</p> <p> 38th and Brown Streets</p> <p> B. Development - Gardens/Open Space (unsolicited) 13</p> <p> 1755 West Thompson Street</p> <p> C. Side/Rear Yards 15</p> <p> 1221 South Saint Bernard Street</p> <p> 5803 Knox Street</p> <p>VI. Public Comment (Old & New Business) 16</p> <p> (None.)</p> <p>VII. Adjournment 16</p>	<p style="text-align: right;">Page 4</p> <p>1 CHAIR FADULLON: Thank you, Andrea. And now we'll</p> <p>2 have roll call.</p> <p>3 MS. SAAH: Alexander Balloon?</p> <p>4 MR. BALLOON: Here.</p> <p>5 MS. SAAH: Andrew Goodman?</p> <p>6 MR. GOODMAN: Here.</p> <p>7 MS. SAAH: Maria Gonzalez?</p> <p>8 MS. GONZALEZ: Here.</p> <p>9 MS. SAAH: Rebecca Lopez Kriss?</p> <p>10 MS. LOPEZ KRISS: I'm here.</p> <p>11 MS. SAAH: Michael Koonce?</p> <p>12 MR. KOONCE: Here.</p> <p>13 MS. SAAH: Michael Johns?</p> <p>14 MR. JOHNS: Here.</p> <p>15 MS. SAAH: Majeedah Rashid?</p> <p>16 MS. RASHID: Here.</p> <p>17 MS. SAAH: Mo Rushdy?</p> <p>18 MR. RUSHDY: Here.</p> <p>19 MS. SAAH: Rick Sauer?</p> <p>20 MR. SAUER: Here.</p> <p>21 MS. SAAH: Thank you. We have a quorum.</p> <p>22 CHAIR FADULLON: Anne Fadullon is here too.</p> <p>23 MS. SAAH: Oh, I'm sorry, Anne. Thank you.</p> <p>24 CHAIR FADULLON: That's okay. No problem.</p>
<p style="text-align: right;">Page 3</p> <p>1 PROCEEDINGS</p> <p>2 CHAIR FADULLON: Good morning, everybody, and welcome</p> <p>3 to the November meeting of the Philadelphia Land Bank Board.</p> <p>4 We will start with a statement from our attorney.</p> <p>5 MS. SAAH: Good morning, everyone. Today's Board</p> <p>6 meeting is being held via an authorized communication device</p> <p>7 and is being recorded. Questions and comments may be made</p> <p>8 using the Q&A function or by using the "raised hand"</p> <p>9 function. If you are calling in and not using the Zoom</p> <p>10 webinar link, you may ask questions and make comments by</p> <p>11 pressing star 9 on your phone or using the "raised hand"</p> <p>12 function. Please do not use the chat function. No one uses</p> <p>13 that from the public or the Board. If any member of the</p> <p>14 public has any issues submitting questions or comments,</p> <p>15 please send an email to andrea.saah@phdc.phila.gov, and that</p> <p>16 will be added both in the chat and in the Q&A. Please note</p> <p>17 that all questions and comments received by email prior to</p> <p>18 this meeting or through the Q&A function and during the</p> <p>19 meeting will be included in the minutes. All questions and</p> <p>20 comments received by 3:00 p.m. yesterday were shared with</p> <p>21 the Board. In fact, there were none. Also, prior to</p> <p>22 today's Public Session, the Board held an Executive Session</p> <p>23 during which Mr. Rodriguez reviewed the agenda. And that's</p> <p>24 it. Thank you.</p>	<p style="text-align: right;">Page 5</p> <p>1 MS. SAAH: Anne Fadullon is present. Thank you. We</p> <p>2 have a quorum and we can proceed.</p> <p>3 CHAIR FADULLON: Great. And we welcome Mo Rushdy to</p> <p>4 the Board.</p> <p>5 MR. RUSHDY: Thank you, Madam Chair.</p> <p>6 CHAIR FADULLON: We have a quorum, I know. I'm sorry,</p> <p>7 Andrea. I cut you off, but we have a quorum, so we're going</p> <p>8 to move forward, and we'll start with approval of the</p> <p>9 minutes from the October Board meeting. Hopefully the Board</p> <p>10 has had a chance to review those minutes. Unless there's</p> <p>11 any questions or comments from the Board, I'll entertain a</p> <p>12 motion.</p> <p>13 MR. SAUER: I'll make a motion to approve the Board</p> <p>14 minutes from last month's Board meeting.</p> <p>15 MS. RASHID: Second.</p> <p>16 CHAIR FADULLON: All right. Motion has been made and</p> <p>17 properly seconded to approve the meeting minutes from the</p> <p>18 October Board meeting. All in favor?</p> <p>19 (Chorus of ayes.)</p> <p>20 CHAIR FADULLON: Any opposed?</p> <p>21 (No response.)</p> <p>22 CHAIR FADULLON: All right. And that moves us to the</p> <p>23 executive director's report.</p> <p>24 MR. RODRIGUEZ: Good morning, Madam Chair, Board</p>

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<p style="text-align: right;">Page 6</p> <p>1 members and public. I'm very happy to report that this 2 Friday, November 17th at 10:00, we'll be having another Turn 3 the Key ribbon cutting at 3030 Wharton Street. 4 If the Board will remember, we approved Civetta 5 Properties to develop 26 affordable homes in the second 6 councilmanic district. 7 Currently right now we have seven properties that were 8 settled. Sixteen are under agreement for sale. These 9 properties are being sold at \$230,000 and \$250,000 10 respectively. 11 I will say that what we're looking at in terms of 12 those that have qualified and have moved in and bought 13 properties are city employees. The departments that we've 14 touched upon and have gotten houses are from the 15 Philadelphia Police Department, the library, Commerce 16 Department, Revenue, Streets Department, Department of 17 Health, Department of Behavioral Health, and the NVA's 18 (phonetic) office. 19 And our lending partners, just in case anyone had any 20 questions about it, we have about 12 lending institutions 21 that have partnered with us in trying to make Turn the Key a 22 success. Bank of America, WSFS, Penn Community and TD Bank 23 have all originated mortgages. 24 What we're looking at for city employees is that</p> <p style="text-align: right;">Page 7</p> <p>1 they're looking at \$1,394 as the average price for a 2 mortgage. They're looking at 6.82 percent interest rate. 3 What I will tell you is that of the people who are 4 moving into the properties, the city employees, they're at 5 58 percent AMI on average, and for non-city employees it's 6 68 percent AMI. All told, once this property has been sold, 7 we're looking at \$2.2 million of investment from MPI bond 8 issuance money. 9 This is the second development, if you'll recall 10 earlier in the year we had another ribbon cutting in the 11 first councilmanic district around 4th and Cantrell Street. 12 Those properties are all sold. That project had two parts 13 to it. We also had houses being developed in Port Richmond. 14 There are only three houses left in that development, and we 15 plan on having another event there. 16 So hopefully everybody gets sick and tired of our 17 events, but we're going to keep moving forward, and I 18 welcome any Board members to join us this Friday. And I'll 19 take any questions if anybody has any questions. 20 (Pause.) 21 CHAIR FADULLON: Thank you. Thank you, Angel. 22 It looks like we have an attendee with a question. 23 Jacquie Sims, do you have a question about the executive 24 director report? You may un-mute, Jackie.</p>	<p style="text-align: right;">Page 8</p> <p>1 MS. SIMS: I was just about to say congratulations on 2 the new homeownership that's occurring in the City of 3 Philadelphia. I'm very happy to hear it's happening. Thank 4 you. 5 CHAIR FADULLON: Right. Thank you so much, and yes, 6 we agree. It's great that the program is moving and that 7 we've got so many new homeowners. 8 All right. That moves us on to the next section of 9 the agenda which is administrative matters, and we're going 10 to start with Item IV.A., which is amendments to the bylaws. 11 MS. SAAH: Thank you, Madam Chair. We are requesting 12 the Board's approval of certain bylaw amendments to bring 13 the Land Bank's bylaws up to date and to make them 14 consistent with the Pennsylvania Land Bank Act which was 15 recently updated. 16 Section 301 is updated to recognize that meetings can 17 be held via Internet platform as well as physical presence 18 or some combination of physical and virtual presence of 19 members, so we are updating Section 301 to reflect the 20 change in the state law and to define the term "virtual 21 presence" for the Land Bank's purposes, since that is not 22 defined in the state Land Bank Act. 23 The second section is Section 309. This is also being</p> <p style="text-align: right;">Page 9</p> <p>1 updated in line with the Pennsylvania Land Bank Act 2 amendments defining what constitutes a quorum. I've also 3 broken this, what was once one large paragraph into 4 subsections for easier review. 5 Third section is Section 601. This just adds a 6 section number to the paragraph and adds some clarifying 7 language. 8 And the last one is Section 703. The revisions to 9 this section reflect changes made to the Philadelphia Code 10 for purposes of clarifying which chapters of the Code govern 11 the Land Bank's operations. Originally it was Chapter 12 16-500. It is now 16-700, which also references two other 13 Code chapters, so I wanted to make sure that the bylaws 14 refer any readers to the relevant chapter. 15 I also wanted to update this provision to clarify that 16 any bylaw provision that is rendered inconsistent with the 17 Pennsylvania Land Bank law or the Philadelphia Code 18 governing the Land Bank, those bylaws are void until the 19 bylaws are amended to become consistent with those laws. So 20 that is implied by the current language but I just wanted to 21 clarify that. 22 So I hope that the Board will see fit to approve these 23 changes so that they can be incorporated into the bylaws of 24 the Land Bank. Thank you.</p>
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<p style="text-align: right;">Page 10</p> <p>1 CHAIR FADULLON: Thank you, Andrea. Any questions or</p> <p>2 comments on this item from the Board?</p> <p>3 (No response.)</p> <p>4 CHAIR FADULLON: Seeing none, do we have any members</p> <p>5 of the public that wish to speak to this item?</p> <p>6 (No response.)</p> <p>7 CHAIR FADULLON: Seeing none, can I get a motion from</p> <p>8 the Board?</p> <p>9 MR. RUSHDY: Motion to approve.</p> <p>10 MR. BALLOON: Second.</p> <p>11 CHAIR FADULLON: Motion has been made and properly</p> <p>12 seconded to approve the amendments to the Land Bank Board</p> <p>13 bylaws. All in favor?</p> <p>14 (Chorus of ayes.)</p> <p>15 CHAIR FADULLON: Any opposed?</p> <p>16 (No response.)</p> <p>17 CHAIR FADULLON: Motion carries. We had a few other</p> <p>18 items on our agenda, but Items IV.B., C. and D. have been</p> <p>19 tabled. We will probably hear those at a future meeting,</p> <p>20 which brings us to Section 5, property disposition. The</p> <p>21 first item is development for affordable housing,</p> <p>22 unsolicited.</p> <p>23 I have a conflict. My wife is the executive director</p> <p>24 of the Women's Community Revitalization Project, so I am</p>	<p style="text-align: right;">Page 12</p> <p>1 Eight of the 32 units will be fully accessible. The</p> <p>2 building will include a community space with a kitchen, bike</p> <p>3 storage, a management office and some office space for</p> <p>4 supportive services.</p> <p>5 This particular proposal was unsolicited and evaluated</p> <p>6 pursuant to the disposition policy. The five parcels</p> <p>7 include lots that are addressed as follows: 777 to 85 and</p> <p>8 787 North 38th Street; 770, 772 to 74 North DeKalb Street;</p> <p>9 and a parcel that includes 3716 to 26 Brown Street.</p> <p>10 The developer will be purchasing the property for a</p> <p>11 nominal. Evidence of project financing has been provided.</p> <p>12 The applicant is compliant and in good standing with the</p> <p>13 City of Philadelphia and will be subject to an economic</p> <p>14 opportunity plan and it will be subject to an irrevocable</p> <p>15 power of attorney and right of re-entry/reverter. The</p> <p>16 property will also be subject to use restrictions and income</p> <p>17 verification requirements. Thank you.</p> <p>18 MR. GOODMAN: Thank you, Jessie.</p> <p>19 Andrea, did we receive any written public comment</p> <p>20 about this agenda item in advance of today's Board meeting?</p> <p>21 MS. SAAH: We did not.</p> <p>22 MR. GOODMAN: Thank you. Any questions or comments</p> <p>23 from Board members regarding this agenda item?</p> <p>24 (No response.)</p>
<p style="text-align: right;">Page 11</p> <p>1 going to recuse myself from this item and turn the meeting</p> <p>2 over to the Vice Chair, Andrew Goodman.</p> <p>3 MS. SAAH: And if I just may add that Madam Chair had</p> <p>4 submitted a letter to the Land Bank and the Board explaining</p> <p>5 the conflict of interest and that letter will be appended to</p> <p>6 this meeting's minutes. Thank you.</p> <p>7 MR. GOODMAN: Thank you, Andrea. Good morning,</p> <p>8 everybody. So will a member of the staff please read the</p> <p>9 summary of the Agenda Item V.A. into the record?</p> <p>10 MR. LAWRENCE: Thank you, Mr. Vice Chair. Today we</p> <p>11 are considering Item V.A. which is on behalf of the</p> <p>12 Community Justice Land Trust.</p> <p>13 Today we're asking the Board to authorize the</p> <p>14 disposition of lots that are included in five parcels to the</p> <p>15 Community Justice Land Trust for WCRP to develop a tax</p> <p>16 credit project in West Philadelphia.</p> <p>17 WCRP's project will be a four-story multi-family</p> <p>18 rental project built at 38th and Brown. It will include 32</p> <p>19 units broken down as follows: four units at 20 percent of</p> <p>20 AMI; Six units at 30 percent of AMI; Eleven units at 50</p> <p>21 percent of AMI; and another 11 units at 60 percent of AMI.</p> <p>22 It will be split between 22 two-bedroom units that</p> <p>23 will be 1,000 square foot each, and ten three-bedroom units</p> <p>24 that will be at 1,921 square feet each.</p>	<p style="text-align: right;">Page 13</p> <p>1 MR. GOODMAN: Seeing none, are there any members of</p> <p>2 the public that wish to ask questions or make comments about</p> <p>3 this agenda item here this morning?</p> <p>4 (No response.)</p> <p>5 MR. GOODMAN: Seeing none, can I get a motion on</p> <p>6 Agenda Item V.A.?</p> <p>7 MS. GONZALEZ: I make a motion to approve.</p> <p>8 MR. RUSHDY: Second.</p> <p>9 MR. GOODMAN: The motion has been made and properly</p> <p>10 seconded. All in favor, please say "aye."</p> <p>11 (Chorus of ayes.)</p> <p>12 MR. GOODMAN: Any opposed?</p> <p>13 (No response.)</p> <p>14 MR. GOODMAN: All right. The motion carries and the</p> <p>15 disposition is recommended for approval. Thank you,</p> <p>16 everybody, and I will turn it back over to Madam Chair</p> <p>17 Fadullon.</p> <p>18 CHAIR FADULLON: Thank you, Andrew. All right. We're</p> <p>19 on to Item V.B., which is a development for garden or open</p> <p>20 space that was unsolicited.</p> <p>21 MR. LAWRENCE: Thanks again, Madam Chair. Today at</p> <p>22 Item V.B., we're asking the Board to authorize the</p> <p>23 disposition of a lot in North Philadelphia, the lot to 1755</p> <p>24 West Thompson, Inc., it's a non-profit, to be stabilized as</p>

<p style="text-align: right;">Page 14</p> <p>1 a garden/open space for use at the property located at 1755 2 West Thompson Street in the Fifth Council District. 3 The applicant itself is a non-profit affiliate of the 4 Gesu School which is located down the street on the 1700 5 block of West Thompson Street. 6 They plan to stabilize the space. That space will be 7 utilized to provide students from kindergarten to eighth 8 grade with a curriculum around earth sciences, life sciences 9 and physical sciences. The property will be improved as a 10 community garden to allow for this type of instruction. 11 The applicant is in good standing with the City of 12 Philadelphia. It will not be subject to an economic 13 opportunity plan due to its proposed use, and the properties 14 will be subject to use restrictions for managed open space 15 only. Thank you. 16 CHAIR FADULLON: Thank you, Jessie. Any questions or 17 comments on this item from the Board? 18 (No response.) 19 CHAIR FADULLON: Seeing none, do we have any members 20 of the public that wish to speak to this item? 21 (No response.) 22 CHAIR FADULLON: Seeing none, can I get a motion from 23 the Board? 24 MS. GONZALEZ: I make a motion to approve.</p>	<p style="text-align: right;">Page 16</p> <p>1 proposed side yard use. Each of these will be subject to a 2 30-year mortgage and also use restrictions as a side yard. 3 And that is it. 4 CHAIR FADULLON: Thank you. Any questions or comments 5 on either of these side yards from the Board? 6 (No response.) 7 CHAIR FADULLON: Seeing none, do we have any members 8 of the public that wish to speak to either of these side 9 yards? 10 (No response.) 11 CHAIR FADULLON: Seeing none, can I get a motion from 12 the Board? 13 MR. JOHNS: Motion to approve the dispositions. 14 MR. SAUER: Second. 15 CHAIR FADULLON: Motion has been made and properly 16 seconded to approve these two side yards. All in favor? 17 (Chorus of ayes.) 18 CHAIR FADULLON: Any opposed? 19 (No response.) 20 CHAIR FADULLON: Motion carries. That concludes our 21 regular agenda. Do we have anybody who wishes to approach 22 the Board regarding any other business? 23 (No response.) 24 CHAIR FADULLON: Seeing no hands raised, can I get a</p>
<p style="text-align: right;">Page 15</p> <p>1 MR. JOHNS: Second. 2 CHAIR FADULLON: Motion has been made and properly 3 seconded to approve the disposition of 1755 West Thompson 4 Street for a garden or open space. All in favor? 5 (Chorus of ayes.) 6 CHAIR FADULLON: Any opposed? 7 (No response.) 8 CHAIR FADULLON: Motion carries. That moves us to 9 Item V.C. We have dispositions for a side or rear yard. We 10 had three. One has been tabled, so we will hear 1221 South 11 Saint Bernard Street and 5803 Knox Street, and we will take 12 both of these items together. 13 MR. LAWRENCE: Thanks again, Madam Chair. Today we 14 are asking the Board to authorize a couple of side yard 15 dispositions in the Third and the Eighth District. 16 The side yard and applicants are as follows: in the 17 Third District, West Philadelphia, we have 1221 South Saint 18 Bernard Street. The applicants are Elena and Samuel 19 Jackendoff. In the Eighth District in Germantown we have 20 5803 Knox Street. The applicants are the adjacent 21 homeowners Alexis and Max Gilbane. 22 All these applicants are compliant and in good 23 standing with the City of Philadelphia. Projects will not 24 be subject to economic opportunity plans because of the</p>	<p style="text-align: right;">Page 17</p> <p>1 motion to adjourn? 2 MR. KOONCE: Motion to adjourn. 3 MR. JOHNS: Second. 4 CHAIR FADULLON: All right. All in favor? 5 (Chorus of ayes.) 6 CHAIR FADULLON: Thank you. That concludes the 7 November meeting of the Land Bank Board. We will see folks 8 back in December. I hope everybody has fabulous and safe 9 and gluttonous Thanksgiving. 10 (Whereupon, at 10:18 a.m., the proceedings were 11 concluded.) 12 13 14 15 16 17 18 19 20 21 22 23 24</p> <p style="text-align: center;">-0-</p> <p style="text-align: center;">C E R T I F I C A T I O N</p> <p>I hereby certify that the foregoing proceedings, the Philadelphia Land Bank Board of Directors Meeting, were reported by me on November 14, 2023, and that I, John A. Kelly, read this transcript and attest that this transcript is a true and accurate record of the proceedings.</p> <p>By: <i>John A. Kelly</i> John A. Kelly Court Reporter</p>

Exhibit B

RESOLUTION NO. 2023 - 46

RESOLUTION AMENDING THE BYLAWS OF THE PHILADELPHIA LAND BANK

WHEREAS, Section 309 of the Bylaws of the Philadelphia Land Bank (the “**Bylaws**”) provides that the Bylaws may be amended by a majority of the entire Board of Directors.

WHEREAS, the Board of Directors of the Philadelphia Land Bank (the “**Board**”) deems it necessary and in the best interest of the Philadelphia Land Bank to amend the Bylaws pursuant to this Resolution.

WHEREAS, each member of the Board was provided this Resolution at least ten (10) days prior to the meeting at which this Resolution is to be voted upon in accordance with Article VI of the Bylaws.

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

1. All words shown with a strikethrough (~~strikethrough~~) are hereby removed from the Bylaws. All words underlined and italicized (*underlined and italicized*) are hereby added to the Bylaws.
2. Section 301 of the Bylaws is hereby amended as follows:

301. Physical Presence

Members may only attend and participate in meetings of the Board by being physically *or virtually* present *in person*. Use *by a member* of conference telephone or similar communications equipment ~~or any Internet application~~, which allows all persons participating in the meeting to hear each other at the same time ~~by a member~~ does not constitute the member’s presence in person ~~at the meeting~~. *Use of an Internet platform which (a) permits Board members to be heard and seen by all attendees and (b) allows members of the public to participate is permissible if (c) each Board member attending on the Internet platform can be seen and heard by all persons participating in the meeting on the Internet platform; if these conditions are met, a Board member using the platform is considered virtually present.* No member of the Board may vote by proxy. The Board may hold meetings at such locations as may be approved by the Board from time to time.

3. Section 309 of the Bylaws is hereby amended as follows:

309. Quorum

- (a) At all meetings of the Board, a majority of the Board of Directors shall constitute a quorum for the purpose of transacting business. *When a meeting is conducted using an Internet platform, a quorum may be established with a virtual presence of members or a combination of physical presence and virtual presence of members.* If at any meeting of the Board there shall be less than a quorum present, a majority of those members present may adjourn the meeting from time to time until a quorum shall be present.
- (b) Except as set forth below, all actions of the Board may be taken by a vote of the majority of the members present and voting at any meeting where a quorum exists. Action of the Board on the following matters must be approved by a majority of the entire Board of Directors:
 - (i) adoption, repeal, or amendment of bylaws (subject to Article VI);
 - (ii) adoption, repeal, or amendment of rules;

Exhibit B

- (iii) hiring or firing of an employee or contractor of the Land Bank (this function may, by majority vote of the entire Board of Directors, be delegated by the Board to a specified officer or committee of the Land Bank);
 - (iv) incurring of debt;
 - (v) adoption or amendment of the annual budget;
 - (vi) sale, lease, encumbrance or alienation of real property or personal property with a value of more than Fifty Thousand Dollars (\$50,000).
- (c) A resolution relating to dissolution of the Land Bank must be approved by a vote of two-thirds of the entire Board of Directors.
- (d) A member may request a recorded vote on any resolution or action of the Land Bank.
4. Article VI of the Bylaws is hereby amended as follows:
- 601. Proposed Alteration, Amendment or Repeal**
- Except as provided in Section 703, notice of ~~such~~ any proposed alteration, amendment or repeal of these Bylaws shall be given in writing to each Board member at least ten (10) days prior to the meeting at which action thereon is to be taken. Such notice must include the wording of the proposed change to the Bylaws.
5. Section 703 of the Bylaws is hereby amended as follows:
- 703. Land Bank Purposes Restrictions**
- Notwithstanding any other provision of these Bylaws to the contrary, only such powers shall ~~be~~ be exercised as are in furtherance of the purposes of the Land Bank and as may be exercised by a land bank organized pursuant to Chapter 21 of Title 68 of the Pennsylvania Consolidated Statutes (“Land Bank Act”) and Chapter ~~16-500~~ 16-700 of the Philadelphia Code (the “Land Bank Ordinance”). Upon amendment of the Land Bank Act or the Land Bank Ordinance, any provision of these Bylaws which is rendered inconsistent with such amendment shall, without further action of the Board, be deemed void and rescinded until the Board has amended these Bylaws accordingly as provided in Section 601.
6. 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.
7. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on November 14, 2023.

Exhibit C

November 10, 2023

Via Certified Mail

Anne Fadullon
Board 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:

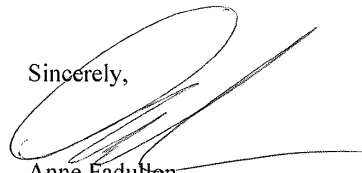
In accordance with the Land Bank's Public Disclosure and Disqualification Procedure for Conflict Issues, I write to disclose my interest in and association with the Community Justice Land Trust, of which my wife, Nora Lichtash, is a material member.

The Land Bank Board will discuss agenda item V.A, the disposition of several properties for the development of affordable housing at its meeting to be held on November 14, 2023. *My wife, Nora Lichtash, is a material member of the Land Trust and is Executive Director of the Women's Community Revitalization Project.*

Due to this conflict of interest, I must disqualify myself and abstain from using the authority of my membership on the Land Bank Board to participate in Board discussions or official Board action related to agenda item V. A. I must remove myself from the opportunity to influence in any manner the Land Bank's actions related to this matter. 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.

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 deliberation or official action involving agenda item V. A. while the above-described conflict exists. Please contact me if you require further clarification.

Sincerely,



Anne Fadullon
Board Chair

Exhibit D

RESOLUTION NO. 2023 - 47

**RESOLUTION AUTHORIZING CONVEYANCE OF
3716 - 26 BROWN STREET; 770 AND 772 - 74 NORTH DEKALB STREET;
AND 777 - 85 AND 787 NORTH 38TH STREET
TO COMMUNITY JUSTICE LAND 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 (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 3716 - 26 Brown Street, 770 North Dekalb Street, 772 - 74 North Dekalb Street, 777 - 85 North 38th Street and 787 North 38th Street (collectively, the “**Property**”) to Community Justice Land Trust (the “**Purchaser**”) for the development of a 32-unit Low Income Housing Tax Credit rental development to be developed by Women’s Community Revitalization Project;

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 Five and 00/100 Dollars (\$5.00) 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 November 14, 2023.

Exhibit E

RESOLUTION NO. 2023 - 48

**RESOLUTION AUTHORIZING CONVEYANCE OF
1755 WEST THOMPSON STREET
TO 1755 WEST THOMPSON, INC.**

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 interests of the Land Bank to convey 1755 West Thompson Street (the “**Property**”) to 1755 West Thompson, Inc. (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 and 00/100 Dollar (\$1.00) and a thirty (30) year mortgage of Ninety-Nine Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$99,999.00) 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 November 14, 2023.

Exhibit F

RESOLUTION NO. 2023 – 49

**RESOLUTION AUTHORIZING CONVEYANCE OF
1221 SOUTH SAINT BERNARD STREET
TO ELENA D. JACKENDOFF AND SAMUEL J. JACKENDOFF**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, 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 interests of the Land Bank to convey 1221 South Saint Bernard Street (the “**Property**”) to Elena D. Jackendoff and Samuel J. Jackendoff (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 and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Twenty-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$24,999.00) 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 November 14, 2023.

Exhibit G

RESOLUTION NO. 2023 – 50

RESOLUTION AUTHORIZING CONVEYANCE OF 5803 KNOX STREET TO ALEXIS I. GILBANE AND MAX S. GILBANE

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, 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 interests of the Land Bank to convey 5803 Knox Street (the “**Property**”) to Alexis I. Gilbane and Max S. Gilbane (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 and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Fourteen Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$14,999.00) 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 November 14, 2023.
