

## Exhibit B

Disposition Category	No. of DOR Lots in	No. of Parcels	Price/Rent	Appraisal Value	OPA Value (at time of approval)	Mortgage Amounts	Housing - # of Lots	Housing - Total # of Units	# of Units 30% or 50%AMI as upper	# of Units 60% or 80% AMI as upper limit	# of Units 100% or 120% AMI as upper	# of Units Market Rate	Sideyards	Gardens/ Open Sp.	Business/ Orgn. Expansion/ Development	TOTAL UNITS	TOTAL # OF LOTS
FISCAL YEAR 2024 STRATEGIC PLAN DISPOSITION TARGETS																	
							NA	316	63	95	79	79	124	50	10	500	
PROPERTIES CONVERTED (Title Transfer, Longterm lease)	231	309	\$430,008	\$28,500,500	\$11,379,400	\$842,483	288	315	2	100	191	22	17	0	3	335	308
PARTIALLY OR FULLY APPROVED, NOT SETTLED (Title Transfer, Longterm lease)	499	604	\$406,113	\$23,794,500	\$12,378,289	\$2,859,451	423	618	28	309	223	58	31	61	8	718	523
TOTAL - CONVEYED IN FY 2024, APPROVED AND NOT YET SETTLED	730	913	\$836,121	\$52,095,000	\$23,757,689	\$3,701,934	711	933	30	409	414	80	48	61	11	1053	831
PERCENT OF GOAL ACHIEVED							N/A	295.25%	47.62%	430.53%	524.05%	101.27%	38.71%	122.00%	110.00%	210.60%	
VARIANCE TO ANNUAL GOAL							N/A	617	-33	314	335	1	-76	11	1	553	GOAL
FY 2023 DISPOSITIONS (SETTLED) - PANDEMIC	172	216	\$329,138	\$11,696,000	\$3,578,300	\$659,992	200	256	39	124	63	30	8	6	1	271	500
FY 2022 DISPOSITIONS (SETTLED) - PANDEMIC	60	75	\$22,136	\$4,535,600	\$1,351,800	\$1,453,576	49	115	18	90	6	1	20	6	0	141	500
FY 2021 DISPOSITIONS (SETTLED) - PANDEMIC	31	35	\$68,029	\$630,800	\$730,000	N/A	10	84	42	42	0	0	23	0	2	109	500
FY 2020 DISPOSITIONS (SETTLED) - PANDEMIC	53	58	\$615,919	\$1,992,500	\$790,000	N/A	36	41	1	28	5	7	8	6	8	63	325
FY 2019 DISPOSITIONS (SETTLED)	49	91	\$547,170	\$1,256,000	\$2,638,732	N/A	78	159	37	67	42	13	8	5	0	172	325
FY 2018 DISPOSITIONS (SETTLED)	78	86	\$1,217,197	\$404,000	\$510,526	N/A	77	118	9	80	9	20	2	0	0	120	325
FY 2017 DISPOSITIONS (SETTLED)	18	18	\$323,791	\$264,000	\$1,164,289	N/A	15	15	0	0	8	7	3	0	0	18	325
PLB TOTAL CONVEYED SINCE INCEPTION (FY 2017-FY 2023)	461	579	\$3,123,380	\$20,778,900	\$10,763,647	\$2,113,568	465	788	146	431	133	78	72	23	11	894	
PLB TOTAL CONVEYED SINCE INCEPTION (FY 2017-FY 2024)	692	888	\$3,553,588	\$49,079,400	\$22,143,047	\$2,956,051	753	1103	148	531	324	100	89	23	14	1229	
NOTE: Amounts in this line should equal amounts in line 4.																	
	231	309	\$430,008	\$28,500,500	\$11,379,400	\$842,483	288	315	2	100	191	22	17	0	3	335	

**Exhibit C**

**RESOLUTION NO. 2024 - 20**

**RESOLUTION ELECTING OFFICERS AND 11<sup>TH</sup> MEMBER OF THE  
PHILADELPHIA LAND BANK**

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the Philadelphia Land Bank that the following individuals are elected to the position below appearing opposite their names, to hold office for one year or until their successors are elected and qualified:

Herbert Wetzel – Chair  
Nicholas Dema – Vice Chair  
Andrew Goodman – Secretary  
Rebecca Lopez Kriss – Treasurer  
Kelvin Jeremiah – 11<sup>th</sup> Member

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

**Adopted by Philadelphia Land Bank Board of Directors on June 11, 2024.**

## **Exhibit D**

### **Written Comments Received Regarding Agenda Item V.A.**

From: Anthony Fullard <amfullard@icloud.com>

Sent: Tuesday, June 11, 2024 7:55 AM

To: Andrea Saah

Subject: Support Letter

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Ms. Andrea,

Please accept this letter of support for the development of the proposed 70 lots addresses listed on the support form. I had my team of volunteers to go to the neighboring homes and asked neighbors to sign a support letter form for support for having affordable homes built on the listed addressed lots.

Regards,

Anthony Fullard

Sent from my iPhone

### **Property Dispositions**

#### **Development - Affordable Housing (unsolicited)**

The properties below are proposals for disposition to Civetta Property Group LLC to develop seventy (70) single-family homeownership units in the Eighth (8<sup>th</sup>) Councilmanic District. The units will be two stories, with finished basements, containing three (3) bedrooms and two (2) bathrooms at approximately 1,050 square feet each. They will be sold to households with incomes at or below 80% of AMI for a maximum sales price of \$250,000. The homes will be eligible for the Neighborhood Preservation Initiative's Turn the Key Program and will be subject to a Declaration of Restrictive Covenants. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- 423-27\*, 429-39\* (including 429-39 Rear) E. Ashmead Street; 226\*, 260\*, 278\*, 292\*, 313\* (aka 313-315) E. Brighthurst Street; 49\* E. Earlham Street; 4635\* Germantown Avenue; 30 Good Street; 5608\*, 5618, 5619, 5642, 5669 Heiskell Street; 4946\* Keyser Street; 316, 318-34\*, 346\* Mechanic Street; 5514\*, 5515\*, 5642\* Morton Street; 6672\*, 6674 Musgrave Street; 53 E. Pastorius Street; 207 E. Penn Street; 248 E. Phil Ellena Street; 35 E. Seymour Street; 227\*, 261\*, 263\* E. Sharpnack Street; 111\*, 112\* E. Springer Street; 4951\*, 4957\*, 4961\*, 4975\* Sheldon Street; 218, 326\*, 342\*, 343-45 Shedaker Street; 4925\*, 5222\* Wakefield Street; 42\*, 44\* Reger Street (\*denotes properties being transferred by the City of Philadelphia and Philadelphia Redevelopment Authority to the Land Bank)

## Exhibit D

### Petition of Support

**Description:** This project proposes the erection of seventy (70) single family affordable houses for the Civetta Group Development.

#	First Name	Last Name	Signature	Date	Address
1	Terry	Mullins	Terry Mullins		3102 N 24th St
2	Kia	Allen	K Allen		22 E. Springer St. 19119
3	Tiffany	Williams	Tiffany Williams		136 W. Allen Lane Apt B19
4	Rony	Goldman	Rony Goldman		22 E. Springer St 19119
5	Eric	WELTON	Eric Welton		339 E. Rittenhouse St 215-475-1305
6	Fatima	FORD	Fatima Ford		121 R West Georgia Ln APT 382 267-465-1309 267-844-5309

### Petition of Support

7	LARRY	TURPIN	Larry Turpin		155 W. Price St Phila. Pa 19144
8	Lucille	Mason	Lucille Mason		P.O. Box 45622 Phila. Pa
9	Tommy	Walker	Tommy Walker		332 E. Haines St
10	JOSEPH	JACKSON	Joseph Jackson		4834 Germantown Ave
11	C. Binkie	Curtisha	C. Binkie		5700 Germantown Ave
12	D. Allen	D. Allen	D. Allen		425 E. Mechanic St
13	Anthony	DIXON	Anthony Dixon		49625 Hec / do. 1/1/24
14					

**DESCRIPTION:** This project proposes the erection of seventy (70) single family affordable houses for the Civetta Group Development.

## Exhibit D

### Petition of Support

1 5	McComick	Sam	Sam McComick	06/10/2024	4520 Springfield Ave V Apt C4 19143
1 6					Great Program. Less red-tape.
1 7	Shimp	Maureen	Maureen Shimp		6671 Germantown Ave Phila Pa 19119
1 8	Berningford	Sophie	Sophie Berningford		6671 Germantown Ave Phila. Pa 19119
1 9	Maucci	Allison	Allison Maucci		6671 Germantown Ave Phila Pa 19119
2 0	Wayne	Mary			335 E Rittenhouse Rittenhouse St
2 1	Jottant	Burke			6206 Linsalupa
2 2	Letor R	Burke			6206 Linsalupa

DESCRIPTION: This project proposes the erection of seventy (70) single family affordable houses for the Civetta Group Development.

### Petition of Support

Description: This project proposes the erection of seventy (70) single family affordable houses for the Civetta Group Development.

#	First Name	Last Name	Signature	Date	Address
1	MARIO	BURKE	Mario Burke	6/10/24	100 S 52 <sup>ND</sup> STREET
2	ROCHELLE	FINLEY		6/10	318 E RITTENHOUSE
3	KENDY	NORTH	Kendy North	6-10	4238 THOMPSON ST
4	WILL	JEFF	William Linn	6-10	267-939-3159
5	STEVEN	NUMA	Steve Numa	6-10	445-800-7095
6	EMANUEL	TURNER SR	Emanuel Turner	6-10-24	5739 Knox St Phila Pa. 19144

# Exhibit D

Petition of Support

7	Latoria	Paunfory	Latoria Paunfory	1440 S. Bacon St 19143
8	Jankeyan	Allen	Jankeyan Allen	3235 N. 13th St
9	Alhoda	Coleman	L. Coleman	235 E. HARNES ST
10	Chardae	Denmark	Chardae Denmark	7733 Temple Road 19150
11	Shaler	Johns		5550 Reiskull St
12	Troy	Thomas	Troy Thomas	6942 Ogontz Ave 19138
13	Shamir	Boddie		408 W Walnut Lane
14	LARRY	BEST	Larry L Best	7618 RISING AVE B2 Phila. PA, 19111

DESCRIPTION: This project proposes the erection of seventy (70) single family affordable houses for the Civetta Group Development.

15	Shantel	Myrick	Shantel Myrick	954 E. Woodlawn St Phila PA 19138
16	FRANCES	Myrick	Frances Myrick	954 E. Woodlawn St Phila PA 19138
17	Shante	Brown	Shante Brown	4901 Stanton Ave Apt #10 19144
18	Sauda	Muhammad	Sauda Muhammad	256 E. Brinkhurst St.
19	Shonda	Ware	Shonda Ware	130 Union St 19120
20	Richard	Harris	Richard Harris	5335 N. Sydenham St 19141
21	Dontay	Washington	Dontay Washington	1978 W. Spark St 19138
22	Khalsha	Royal	Khalsha Royal	5534 Matthews St 19138

DESCRIPTION: This project proposes the erection of seventy (70) single family affordable houses for the Civetta Group Development.

## Exhibit D

Petition of Support

2 3	Latia	Vasquez	Latia Vasquez	1834 N 22nd St 19121
2 4	TAMICA	SHAW	Tamica Shaw	602 EAST Woodlawn St Phila Pa 19144
2 5			<del>Jeffrey Shaw</del>	
2 6	Jeffrey	HANFON	Jeffrey Hanfong	1624 Nesho Ave PHILA PA 19104
2 7	Derrick	Ellison	Derrick Ellison	4013 Wycklusing AVE
2 8	Dominique	Taylor	Dominique Taylor	39 E church lane 19144
2 9	Yasmeen	Biccles	Yasmeen Biccles	1725 N. 16 <sup>th</sup> St 19121
3 0				

DESCRIPTION: This project proposes the erection of seventy (70) single family affordable houses for the Civetta Group Development.

## **Exhibit D**

**From:** Richardson, LaKisha <RichardsonL@chc.edu>  
**Sent:** Thursday, May 30, 2024 3:45 PM  
**To:** Andrea Saah  
**Subject:** PHDC Land Proposal  
**Attachments:** 292 Property.jpeg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Good afternoon Ms. Saah,

My name is LaKisha Richardson, and I currently reside at 290 E. Bringhurst St. I have received a notice today that the property at 292 E. Bringhurst St is being proposed to convey upon. The property mentioned is directly adjacent to my property at 290 E. Bringhurst St. and has access to the side and backyard of my home. I have been in my home from a child for 48 years and was deeded the home in 2005 following my mother's death. Since the former homeowner of 292 E. Bringhurst St. lost the home and it was torn down, my family and I have maintained the overgrowth of grass, weeds, trash clean up, extermination and snow removal to this day; roughly 32 years.

I have explored the site mentioned in the letter attached to apply for the property at 292 which states the property is available. However, it does not show the link "Apply for this Property" to begin the process.

With hopefulness, I would like to pursue acquiring the property being it is adjacent to my home and redevelopment would directly affect the structure, foundation and additional yard space of my home. I do not plan to build upon the space yet, continue to maintain the grass, flowers, cleanliness, etc. If possible, I would like to oppose the proposal of 292 E. Bringhurst St and purchase it myself as it is part of my adjacent dwelling. Please let me know the next steps to submit an application as I am unable to access it online to submit or download and the date of proposal is in 11 days. Please contact me via email or phone to for additional information or questions.

Thanking you in advance,  
LaKisha Richardson  
RichardsonL@chc.edu  
267-463-0406

CONFIDENTIALITY NOTICE. This email message may contain legally privileged and/or confidential information. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any dissemination, distribution and/or copying of this message is strictly prohibited. If you have received this message in error, please immediately notify the sender and please immediately delete this message from your computer as well as any storage device(s). Thank you.



## **Exhibit D**

**From:** Abby Way <theabbywayblog@gmail.com>  
**Sent:** Monday, June 10, 2024 7:01 PM  
**To:** Andrea Saah  
**Subject:** Opposition to Lank Bank Development in Germantown

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi there,

I recently learned of the proposed development at 316- 334 e mechanic st in germantown and feel that building 10 new 1,050 sq ft homes for a max sales price of \$250,000 on this land— currently more than 10,000 square feet of contiguous green space — is unethical and negligent for multiple reasons.

#1) as reported in Grid Magazine in March 2024, dozens of homes half a mile downhill from this site are the most heavily inundated from flooding in all of Philadelphia during heavy rains. To put more concrete and more sewer infrastructure on what is currently 10,000+sq ft of green space is backwards thinking that creates homes uphill at the expense of adverse health and home impacts on neighbors downhill.

<https://gridphilly.com/blog-home/2024/03/28/fixing-the-chronic-flooding-in-northwest-philadelphia-will-be-a-major-undertaking-in-the-meantime-residents-live-with-the-danger-and-expense/>

#2) my friend Jen has spoken to her neighbors and learned from elders that the homes that WERE STANDING on this site decades ago, had been torn down for that very reason: worsening water damage issues from a high-lying aquifer under this land - citing issues of intense mold and mildew. It is not smart to build here when there is a history of water damage to homes being built here!

#3) 1,050 sq ft is small living space for a family of 3 or more and \$250,000 as a max sales price for homes on this block is nearly \$100,000 higher than the current value of homes on this block. It hardly sounds like affordable housing that meets the needs of folks that live here!

#4) neighbors surrounding 316-334 east mechanic street have already started a community garden here! There is a garden shed, multiple vegetable boxes, and more in the works. Neighbors are committed to growing this effort and continue to steward this land for years to come as a gathering space, central to blocks of diverse income and cultural backgrounds on both sides of this block.

I am writing to express that I feel 316-334 East Mechanic St SHOULD NOT be conveyed to Civetta Property Group!

Allow residents to build a community garden, enhance the storm water absorption capacities of this land, support pollinators and native species, wildlife, education, food production, and more!!!

Kind regards,

Abby Scott

## **Exhibit D**

**From:** Amanda Marie <amandagigante2@gmail.com>  
**Sent:** Monday, June 10, 2024 11:50 AM  
**To:** Andrea Saah  
**Subject:** Please don't mess with the land on mechanic street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hey,

Please don't let more real estate developers who are seriously destroying the housing economy for normal people, buy up that land on Mechanic Street in Germantown. Many old school residents are saying the houses that were there before were ruined by water damage because of the aquifer under the ground there anyway.

Keep that land open, it could be beautiful for the community. Do the right thing. I'm sure they'll put eye sore looking homes on there anyway, and price locals out of buying them. It's just yucky. Most people feel that way.

Thanks for your time

All the Best,

Amanda Gigante, LCSW, MSW, MSS, RYT-200  
Pronouns are: She/Her/Hers  
Founder of Be Here Now Psychotherapy  
Work Cell (Accepts Calls & Texts): 267-551-0376  
[Book with me](#)

**From:** Ferdinand Maloney <ferdmaloney@hotmail.com>  
**Sent:** Monday, June 10, 2024 11:25 PM  
**To:** Andrea Saah  
**Subject:** Mechanic St Development Comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello there, my name is Ferdinand Maloney I am writing to submit a comment for the hearing about the pending development of the lot on Mechanic St in Germantown. That land is precious and means a lot to me and it would be very upsetting to see that beautiful tree cut down. That area has enough houses we need more public spaces for nature to flourish

## **Exhibit D**

**From:** Faye Hoek <fayehoek@yahoo.com>  
**Sent:** Monday, June 10, 2024 12:25 PM  
**To:** Andrea Saah  
**Subject:** Halt New Construction on Undeveloped Public Land in Germantown

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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# **Halt New Construction on Undeveloped Public Land in Germantown**

In case you'd like a cut and paste for the email to Andrea - You could say something akin to:

To: andrea.saah@phdc.phila.gov

Re: Opposition to Lank Bank Development in Germantown

Hi there,

I recently learned of the proposed development at 316- 334 e mechanic st in germantown and feel that building 10 new 1,050 sq ft homes for a max sales price of \$250,000 on this land— currently more than 10,000 square feet of contiguous green space — is unethical and negligent for multiple reasons.

#1) as reported in Grid Magazine in March 2024, dozens of homes half a mile downhill from this site are the most heavily inundated from flooding in all of Philadelphia during heavy rains. To put more concrete and more sewer infrastructure on what is currently 10,000+sq ft of green space is backwards thinking that creates homes uphill at the expense of adverse health and home impacts on neighbors downhill.

<https://gridphilly.com/blog-home/2024/03/28/fixing-the-chronic-flooding-in-northwest-philadelphia-will-be-a-major-undertaking-in-the-meantime-residents-live-with-the-danger-and-expense/>

#2) my friend Jen has spoken to her neighbors and learned from elders that the homes that WERE STANDING on this site decades ago, had been torn down for that very reason: worsening water damage issues from a high-lying aquifer under this land - citing issues of intense mold and mildew. It is not smart to build here when there is a history of water damage to homes being built here!

#3) 1,050 sq ft is small living space for a family of 3 or more and \$250,000 as a max sales price for homes on this block is nearly \$100,000 higher than the current value of homes on this block. It hardly sounds like affordable housing that meets the needs of folks that live here!

#4) neighbors surrounding 316-334 east mechanic street have already started a community garden here! There is a garden shed, multiple vegetable boxes, and more in the works. Neighbors are committed to growing this effort and continue to steward this land for years to come as a gathering space, central to blocks of diverse income and cultural backgrounds on both sides of this block.

I am writing to express that I feel 316-334 East Mechanic St SHOULD NOT be conveyed to Civetta Property Group!

Allow residents to build a community garden, enhance the storm water absorption capacities of this land, support pollinators and native species, wildlife, education, food production, and more!!!

Kind regards,

## **Exhibit D**

**From:** Greg Barnett <gbarnett@gmail.com>  
**Sent:** Monday, June 10, 2024 11:14 AM  
**To:** Andrea Saah  
**Subject:** Comment on 316-334 East Mechanic Street Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Andrea,

I want to submit a public comment in regards to the 316-334 East Mechanic Street Property that is subject to land development for new houses. I have attended an fun inclusive community event at this open green space and it is a community asset that is used for events and neighborhood family gatherings. It also an assert for storm water infiltration and flooding prevention in flood prone areas down slope. I'd hope the land bank understands the great community engagement potential of this site and the mitigation value environmentally.

Sincerely,  
Greg Barnett

**From:** Mason Carter <mcartern88@gmail.com>  
**Sent:** Monday, June 10, 2024 11:51 AM  
**To:** Andrea Saah  
**Subject:** Regarding 316-334 East Mechanic Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good morning Andrea,

I am writing to express my concern about conveying the properties of 316-334 East Mechanic Street. Besides for the fact that this area of the neighborhood needs green space and the neighbors have been becoming stewards of the space, there is a much more practical reason that this needs to at least be paused for now.

Flooding is a big issue given the geography of the area that this area. This green space has helped a lot with rainwater absorption and mitigating the effects of flooding the houses downhill. Until the water infrastructure issues are addresses this conveyance should not occur and the efforts be paused.

Thank you for your consideration and I hope the best possible solution for the neighbors is done. There is a lot of healing potential for the block with such a beautiful green space that is being taken care of now, but also with climate change we can't have people be vulnerable to floods and need more permeable surfaces.

All of my best,

Mason Carter  
Germantown resident



## **Exhibit D**

**From:** Jen Hombach <jhombach@gmail.com>  
**Sent:** Thursday, June 6, 2024 12:14 AM  
**To:** Andrea Saah  
**Subject:** Unsolicited Affordable Housing 316-334 E Mechanic St

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello.

I live at 336 E Mechanic St, right next to a TEN-HOUSE SECTION of the SEVENTY proposed developments in NW Philly listed for discussion at June's Land Bank Board Meeting. PLEASE NOTE that no other hunk of land up for discussion today is this large and this fact should ALARM you.

I live on top of a hill in Germantown - Behind my backyard is a LITERAL CLIFF!

VERY CLEARLY this land next to my home was NEVER DEVELOPED for a REASON!!!

I am a Temple Graduate with a degree in Environmental Science, but it does not take a scientist to see that my ground level is [33 feet higher](#) than my neighbor [Revered Chester Williams](#), who was quoted in Grid Magazine in March 2024 as suffering from devastating flooding.

My neighbors half a mile down the hill get inundated from overburdened sewers as it is!! Adding TEN NEW HOMES and increasing the sewer load while taking away THE BIGGEST NATURAL GREEN SPACE (that absorbs a ton of rainfall) on this just-up-the-hill from the massive flooding zone is a WRECKLESS ACT!

At least until the WINGHOKING RELIEF SEWER TUNNEL is constructed, it is EGREGIOUSLY ERRONEOUS to develop 316-334 E Mechanic St.

ALSO NOTE that this land COULD BE A GORGEOUS COMMUNITY GARDEN!!! While I do not yet own this home - I have lived here for just over one year -- It has been my intention ever since I moved in here to purchase it from my landlord and to develop a community garden here. Last week KHP Property sent me an offer to buy the home and My neighbors at the other side of this land are already working plots with vegetables down at 316 - 318 E Mechanic St.

I WHOLE-HEARTEDLY am 1000% committed to stewarding this land as a community benefit - I was a committeeperson in South Philly's 39th Ward pre-pandemic and then opened an organic cafe at 704 S 4th St in 2021 -- I CARE ABOUT HUMAN HEALTH AND WELLBEING and WILL PUT IN THE WORK to make this a POTENT PUBLIC BENEFIT.

This land at 316-334 E Mechanic St is a precious, special, magical place.

DO NOT GIVE THIS LAND TO DEVELOPERS!! It will cause harm to my lower-elevation neighbors in the near term and a community garden on this land would bring so much greater healing to this neighborhood over the long term!!!

FOR REFERENCE: Grid Magazine article. <https://gridphilly.com/blog-home/2024/03/28/fixing-the-chronic-flooding-in-northwest-philadelphia-will-be-a-major-undertaking-in-the-meantime-residents-live-with-the-danger-and-expense/>

## Exhibit D



The proposed Winghocking Relief Sewer Tunnel.

( In this image, 316-336 E Mecahnric St is Southwest of the red dots , and uphill - about .5-.7 miles away )

FOR REFERENCE: The route from my house to the Reverend's house at 6200 Chew Avenue, toggled for bicycling route elevation on Google Maps to reveal 33ft elevation difference

<https://www.google.com/maps/dir/40.0423375,-75.1737724/6200+Chew+Ave,+Philadelphia,+PA+19138/@40.0460203,-75.182915,14.98z/data=!4m10!4m9!1m1!4e1!1m5!1m1!1s0x89c6b9cf4ad9fde7:0x30a67e03a8edc887!2m2!1d-75.1719847!2d40.0495985!3e1?entry=ttu>

**From:** Jen Hombach <jhombach@gmail.com>  
**Sent:** Monday, June 10, 2024 12:59 PM  
**To:** Andrea Saah  
**Subject:** OPPOSITION to Land Bank Conveyance on E Mechanic St

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi Andrea!

I wanted to reach back out to you because I have spent a lot of time the past few days organizing my neighbors and spreading awareness about this proposed development at 316-334 e mechanic st...

#1 I started a [change.org](https://www.change.org/p/halt-new-construction-on-undeveloped-public-land-in-germantown-until-flood-solution) petition “

## Halt New Construction on Undeveloped Public Land in Germantown until Flood Solution!

and it currently has nearly 100 SIGNATURES in opposition to this land being conveyed to Civetta Property Group and in favor of a community garden:

<https://www.change.org/p/halt-new-construction-on-undeveloped-public-land-in-germantown-until-flood-solution>



## **Exhibit D**

Secondly:

One of the main additional pieces of information I gathered was from elderly neighbors who have lived here for over 40 years. They said that there WERE HOMES HERE previously (I did not realize this) but that they were TAKEN DOWN DUE TO A HIGH-LYING AQUIFER! Homes that were previously built on this 10,000sf parcel suffered mold, mildew, and complications from flooding.

Building here will not only worsen inundation for low lying neighbors during storms - because there will be less ground for rain to be absorbed into and more wastewater flowing through the sewers — but it seems quite likely that new residents here would suffer from water damages in short time, too!

Has Civetta Property Group sufficiently surveyed this land to ensure that it is safe to develop and will not flood or easily be ridden with mold?

Also I am not sure if I mentioned that about 25% of this land is already set with community garden infrastructure, raised garden beds, a shed, and fenced area for chickens. I know that we would have a better argument against housing development if we had a fully functional community garden in operation TODAY; but I have only lived here for one year and haven't yet begun to do the work on my end of the land. (My neighbor Kayla at 314 e mechanic st had laid the foundations near her side of this public land)

Should we prevent this development, I am committed to stewarding this land and bringing my diverse neighbors together! Flyering on Saturday morning I learned that on one side of Mechanic St are generally wealthier white folks in bigger multistory separated houses and on the other is generally lower income older black folks in 2-story row homes — creating this community space in between them would be such a beautiful unifying space!

Hopefully you'll hear from many more of my neighbors and I'm going to go back and chat with my elderly neighbor tonight and see if she can tune in to comment publicly at the meeting tomorrow!

Kind regards,

Jen Hombach

Petition details Comments



## Halt New Construction on Undeveloped Public Land in Germantown until Flood Solution!

Started

June 7, 2024

111

Signatures

200

Next Goal

🗨 103 people signed this week

Sign this petition

### Why this petition matters



Started by [Jennifer Hombach](#)

#### [Media Inquiries](#)

I live at 336 Mechanic St, just .5 miles from the worst floodzone in Philly, as documented by Grid Magazine in March 2024. My home is on top of a hill, and the 10,000+ SF of undeveloped PUBLIC LAND next to my home is already underway to become a community garden thanks to the efforts of my neighbor Kayla and her partner at 314 Mechanic St.



## Exhibit D

HOWEVER - during the first week of June 2024: the City of Philadelphia posted signs that 70 parcels of land in NW Philly would be conveyed to a developer (Civetta Property Group) for affordable housing construction. 60 of these parcels are proposing development on plots where homes have already existed. However, the 10 NEW HOMES proposed for 316-334 E Mechanic St are on land that has never been developed, and land that currently acts as one of the biggest natural sinks for rainwater in this neighborhood.

Not only does this deal feel socially unjust: Civetta Property Group is required to build 1,050 Sq Ft homes with a max sales price of \$250,000 -- hardly "affordable" for this neighborhood! It also feels like a threat to public health and safety, as it is already widely documented that flooding in this neighborhood is devastating for some of my lower-lying neighbors. Building ten new homes on previously undeveloped land is only going to exacerbate the flooding and add more wastewater to the already overburdened sewer!!!

I seek to personally commit the next 5-10 years of my life to stewarding a thriving community garden in this land next to my home, to support native species, pollinators, rainfall capture, fresh food production, and education!

While improvements on previously developed parcels makes some sense: cultivating greater safety and beauty in the neighborhood... paving over pristine green lands with concrete and additional water infrastructure that will add strain to Philadelphia's most overburdened sewers and have SERIOUS ADVERSE impacts on lower-lying residents?

THIS IS NOT OK.

Sign this petition to tell Philly's land bank to halt all new construction on undeveloped public land in Germantown until after the proposed Wingohocking Sewer Relief Tunnel (or an equivalent solution to local flooding) is built!

PLEASE SIGN, SHARE and SHOW SUPPORT for a COMMUNITY GARDEN on Mechanic Street instead of TEN NEW HOMES!

## Exhibit D

**From:** Miranda Czyzyk <mirandaczyzyk@gmail.com>  
**Sent:** Monday, June 10, 2024 12:48 PM  
**To:** Andrea Saah  
**Subject:** Re: Opposition to Lank Bank Development in Germantown

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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Hi there,

I recently learned of the proposed development at 316- 334 e mechanic st in germantown and feel that building 10 new 1,050 sq ft homes for a max sales price of \$250,000 on this land— currently more than 10,000 square feet of contiguous green space — is unethical and negligent for multiple reasons.

#1) as reported in Grid Magazine in March 2024, dozens of homes half a mile downhill from this site are the most heavily inundated from flooding in all of Philadelphia during heavy rains. To put more concrete and more sewer infrastructure on what is currently 10,000+sq ft of green space is backwards thinking that creates homes uphill at the expense of adverse health and home impacts on neighbors downhill.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fgridphilly.com%2Fblog-home%2F2024%2F03%2F28%2Ffixing-the-chronic-flooding-in-northwest-philadelphia-will-be-a-major-undertaking-in-the-meantime-residents-live-with-the-danger-and-expense%2F&data=05%7C02%7Candrea.saah%40phdc.phila.gov%7Cf96f8fb1f1d84c1d167f08dc896d1b41%7C2046864f68ea497daf34a6629a6cd700%7C0%7C0%7C638536348908053980%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVC6Mn0%3D%7C0%7C%7C%7C&sdata=UOVEMBad8xBDckEcbXakT7MZ9QgRZfP%2Bf3caxrknPjw%3D&reserved=0>

#2) my friend Jen has spoken to her neighbors and learned from elders that the homes that WERE STANDING on this site decades ago, had been torn down for that very reason: worsening water damage issues from a high-lying aquifer under this land - citing issues of intense mold and mildew. It is not smart to build here when there is a history of water damage to homes being built here!

#3) 1,050 sq ft is small living space for a family of 3 or more and \$250,000 as a max sales price for homes on this block is nearly \$100,000 higher than the current value of homes on this block. It hardly sounds like affordable housing that meets the needs of folks that live here!

#4) neighbors surrounding 316-334 east mechanic street have already started a community garden here! There is a garden shed, multiple vegetable boxes, and more in the works. Neighbors are committed to growing this effort and continue to steward this land for years to come as a gathering space, central to blocks of diverse income and cultural backgrounds on both sides of this block.

I am writing to express that I feel 316-334 East Mechanic St SHOULD NOT be conveyed to Civetta Property Group!

Allow residents to build a community garden, enhance the storm water absorption capacities of this land, support pollinators and native species, wildlife, education, food production, and more!!!

Kind regards,  
Miranda Wynne

## **Exhibit D**

**From:** KMR <karenmillerrrauch@gmail.com>  
**Sent:** Monday, June 10, 2024 9:13 AM  
**To:** Andrea Saah  
**Subject:** 316-334 East Mechanic Street, neighbor comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Andrea,

The back of my property borders Mechanic Street. I have observed my neighbors' use of the green space along that block, from gardening to socializing to their kids playing outside. As a parent, I cannot convey adequately in words the value of outdoor space for kids, both for their development and for the mental health of parents and caregivers, who simply cannot always take children to the park at the end of a long day. This likely goes without saying.

The further health benefits of green space have been well documented. The NIH did a study strongly correlating increased public health and safety with green spaces (The study focuses on urban settings). <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8582763/> As part of a larger NIH survey, twelve studies addressed community gardens and greening of lots. All of these studies suggested that greening interventions or the presence of community gardens were related to a reduction in crime. (Included in this group is a series of pre-post studies by Branas et al. in which researchers “cleaned and greened” a series of lots over several years in Philadelphia, PA, resulting in decreased incidence of gun violence [11,34,40]. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6950486/>)

I have sat in conferences where presenters discussed flooding and climate change solutions, demonstrating the benefits of adding swale, rain gardens and permeable surfaces to keep storm drains from flooding. All of this points to the likely benefits of maintaining the undeveloped green space as is on Mechanic Street. As WHYY recently reported, Philly's flooding issue is on the increase. This has obvious environmental and economic impact for residents.

This is where the Philadelphia Land Bank comes in. You, as board members and residents of Philadelphia's communities, have the foresight and insight to assess community impact beyond the scope of cash.

As a member of the community, I hope you will vote to put this development plan on hold until a larger environmental and community impact assessment. At this time, it appears to be the wrong foot forward.

Thank you for your time and your service on the board of the Philadelphia Land Bank.

Sincerely,

Karen Miller Rauch  
272 High Street  
Philadelphia, PA 19144



## **Exhibit D**

**From:** Sug Daniels <daniellekjoh@gmail.com>  
**Sent:** Monday, June 10, 2024 12:57 PM  
**To:** Andrea Saah  
**Subject:** Re: Opposition to Lank Bank Development in Germantown

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello Andrea

I recently learned of the proposed development at 316- 334 e mechanic st in germantown and feel that building 10 new 1,050 sq ft homes for a max sales price of \$250,000 on this land— currently more than 10,000 square feet of contiguous green space — is unethical and negligent for multiple reasons.

#1) as reported in Grid Magazine in March 2024, dozens of homes half a mile downhill from this site are the most heavily inundated from flooding in all of Philadelphia during heavy rains. To put more concrete and more sewer infrastructure on what is currently 10,000+sq ft of green space is backwards thinking that creates homes uphill at the expense of adverse health and home impacts on neighbors downhill.

<https://gridphilly.com/blog-home/2024/03/28/fixing-the-chronic-flooding-in-northwest-philadelphia-will-be-a-major-undertaking-in-the-meantime-residents-live-with-the-danger-and-expense/>

#2) my friend Jen has spoken to her neighbors and learned from elders that the homes that WERE STANDING on this site decades ago, had been torn down for that very reason: worsening water damage issues from a high-lying aquifer under this land - citing issues of intense mold and mildew. It is not smart to build here when there is a history of water damage to homes being built here!

#3) 1,050 sq ft is small living space for a family of 3 or more and \$250,000 as a max sales price for homes on this block is nearly \$100,000 higher than the current value of homes on this block. It hardly sounds like affordable housing that meets the needs of folks that live here!

#4) neighbors surrounding 316-334 east mechanic street have already started a community garden here! There is a garden shed, multiple vegetable boxes, and more in the works. Neighbors are committed to growing this effort and continue to steward this land for years to come as a gathering space, central to blocks of diverse income and cultural backgrounds on both sides of this block.

I am writing to express that I feel 316-334 East Mechanic St SHOULD NOT be conveyed to Civetta Property Group!

Allow residents to build a community garden, enhance the storm water absorption capacities of this land, support pollinators and native species, wildlife, education, food production, and more!!!

Kind regards,  
Danielle Johnson

Sug Daniels  
Singer-songwriter storyteller  
[sugdaniels.com](http://sugdaniels.com)

**Exhibit E**

**RESOLUTION NO. 2024 – 21**

**RESOLUTION AUTHORIZING CONVEYANCE OF 423-27, 429-39 (INCL. 429-39 REAR) E. ASHMEAD STREET; 226, 260, 278, 313 (AKA 313-15) E. BRINGHURST STREET; 49 E. EARLHAM STREET; 4635 GERMANTOWN AVENUE; 30 GOOD STREET; 5608, 5618, 5619, 5642, 5669 HEISKELL STREET; 4946 KEYSER STREET; 5514, 5515, 5642 MORTON STREET; 6672, 6674 MUSGRAVE STREET; 53 E. PASTORIUS STREET; 207 E. PENN STREET; 248 E. PHIL ELLENA STREET; 42, 44 REGER STREET; 35 E. SEYMOUR STREET; 227, 261, 263 E. SHARPNACK STREET; 218, 326, 342, 343 SHEDAKER STREET; 4951, 4957, 4961, 4975 SHELDON STREET; 111, 112 E. SPRINGER STREET; 4925, 5222 WAKEFIELD STREET TO CIVETTA PROPERTY GROUP LLC**

**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 423-27, 429-39 (incl. 429-39 Rear) East Ashmead Street; 226, 260, 278, 313 (a/k/a 313-15) East Brighthurst Street; 49 East Earlham Street; 4635 Germantown Avenue; 30 Good Street; 5608, 5618, 5619, 5642, 5669 Heiskell Street; 4946 Keyser Street; 5514, 5515, 5642 Morton Street; 6672, 6674 Musgrave Street; 53 East Pastorius Street; 207 East Penn Street; 248 East Phil Ellena Street; 42, 44 Reger Street; 35 East Seymour Street; 227, 261, 263 East Sharpnack Street; 218, 326, 342, 343 Shedaker Street; 4951, 4957, 4961, 4975 Sheldon Street; 111, 112 East Springer Street; and 4925, 5222 Wakefield Street (collectively, the “**Property**”) to Civetta Property Group LLC (the “**Purchaser**”);

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

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

1. The conveyance of the Property to the Purchaser for Five Thousand Eight Hundred and 00/100 U.S. Dollars (\$5,800.00) 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

### **Exhibit E**

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.

<b>Adopted by Philadelphia Land Bank Board of Directors on June 11, 2024.</b>
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**Exhibit F**

**RESOLUTION NO. 2024 – 22**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
166 WEST CUMBERLAND STREET TO PURA GARCIA**

**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 166 West Cumberland Street (the “**Property**”) to Pura Garcia (the “**Purchaser**”).

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

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

6. The conveyance of the Property to the Purchaser 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.
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.

<b>Adopted by Philadelphia Land Bank Board of Directors on June 11, 2024.</b>
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**Exhibit G**

**RESOLUTION NO. 2024 – 23**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2537 MUTTER STREET TO JANET HERNANDEZ**

**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 2537 Mutter Street (the “**Property**”) to Janet Hernandez (the “**Purchaser**”).

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

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

11. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Nineteen Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$19,999.00) 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.

<b>Adopted by Philadelphia Land Bank Board of Directors on June 11, 2024.</b>
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**Exhibit H**

**RESOLUTION NO. 2024 – 24**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
1532 WEST LOUDON STREET TO PABLO A. CORTEZ**

**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 1532 West Loudon Street (the “**Property**”) to Pablo A. Cortez (the “**Purchaser**”).

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

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

16. The conveyance of the Property to the Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Nineteen Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$19,999.00) 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.

<b>Adopted by Philadelphia Land Bank Board of Directors on June 11, 2024.</b>
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