

PHILADELPHIA LAND BANK

DECEMBER 16, 2025 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, December 16, 2025, at 1234 Market Street, 17th Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed certified transcript of this meeting is attached to these minutes as **Exhibit A**.

Call to Order

The meeting was called to order at 10:02 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez went over the agenda. She outlined public comment procedures, including sign-up requirements, a two-minute time limit per speaker, and the expectation that comments relate to the agenda item without personal attacks, accusations, or hate speech. She also noted that the meeting may be recorded by attendees in accordance with the Sunshine Act.

Item I **Roll Call**

The following members of the Board of Directors reported present: Angela Brooks, Nick Dema, Cornelius Brown, Andrew Goodman, Rebecca Lopez Kriss, Jenny Greenberg, Alex Balloon, Maria Gonzalez.

Kelvin Jeremiah, Darwin Beauvais, and Michael Johns were absent from the Board meeting.

The following Land Bank staff members were present: Angel Rodriguez, Andrea Imredy Saah, Esq., Lily Bernadel, Esq., Cristina Martinez, Brian Romano, Todd Hestand, and Carolyn Terry.

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

Item II **Approval of Board Minutes**

REMOVED FROM AGENDA

Ms. Imredy Saah noted that the minutes from last November's meeting were not submitted for approval because the transcript was not received in time to ensure accuracy. The minutes will be included in the Board packet for next month's meeting.

Item III **Executive Director's Report**

No Executive Director's report was provided this month.

Item IV
Administrative

IV.A. Approval of the 2026 Calendar of Land Bank Board Meetings

Ms. Saah explained that the Board must annually adopt and publish its meeting schedule, which was included in the Board Packet. She noted that meetings are typically held on the second Tuesday of each month, with September scheduled for the third Tuesday due to the Labor Day holiday.

Mr. Balloon moved to approve the calendar, and Ms. Lopez-Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Adopting Philadelphia Land Bank Schedule of Regular Board of Directors Meeting for Calendar Year 2026** (attached to these minutes as **Exhibit B**).

Item V
Property Dispositions

V.A.1. Development – Affordable Housing (unsolicited) – Trinity Property Advisors LLC

Mr. Hestand presented the next agenda item, seeking Board approval to dispose of 134, 138, and 140 North 58th Street to Trinity Property Advisors LLC to develop three single-family homes in the Fourth (4th) Council District. The developer, a participant in the Black Squirrel Economic Alliance’s RiSE Real Estate Accelerator program, proposes two-story, three-bedroom homes of approximately 1,100 square feet, priced up to \$280,000 for households at or below 100% of Area Median Income (AMI). The project is eligible for the Turn the Key Program, subject to restrictive covenants and an EOP plan, was evaluated under the disposition policy, and received community support with no objections.

Chair Brooks asked if there were any Board questions or written comments.

Ms. Imredy Saah reported that multiple written comments were received, all uniformly positive and in support of the disposition, including letters from Councilmember Curtis Jones Jr. (4th District) and several development and community organizations. All the written comments received are attached to these minutes as **Exhibit C**.

Chair Brooks noted that no members of the public signed up to speak on the item and called for a motion to adopt the resolution.

Ms. Gonzalez moved to approve the disposition, and Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 134, 138, and 140 North 58th Street to Trinity Property Advisors LLC** (attached to these minutes as **Exhibit D**).

V.A.2. Development – Affordable Housing (unsolicited) – 17th Street Community Phase Two, LP

Mr. Romano presented the next item, requesting Board approval to convey 1403, 1409, 1415, 1428, 1436 and 1441 North 17th Street and 1624 and 1626 Jefferson Street to 17th Street Community Phase Two LP for the development of the second phase of a Low Income Housing Tax Credit project in the Fifth (5th) Council District. He stated that the project proposes 38 affordable rental units across nine

(9) buildings, serving households earning 20% to 50% of AMI. Mr. Romano noted that the application was unsolicited and that EOP requirements will apply. He stated that a community meeting was held on December 2, 2025, along with several additional meetings with the community. Mr. Romano also reported that the Land Bank properties conveyed for Phase One of the project, which consisted of 40 rental units, went to settlement in September.

Chair Brooks called for questions from the Board or written comments. There were none.

Chair Brooks noted that no members of the public signed up to speak and then called for a motion on the item.

Ms. Greenberg moved to adopt, and Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1403, 1409, 1415, 1428, 1436 and 1441 N. 17th Street and 1624 and 1626 Jefferson Street to 17th Street Community Phase Two, L.P.** (attached to these minutes as **Exhibit E**).

V.B.C.1. Side/Rear Yards

Ms. Martinez presented the last agenda item, requesting Board approval to dispose of 1909 North Van Pelt Street in the Fifth (5th) Council District as a side yard to the adjacent owner, Nomble F. Lee. She noted that the unsolicited application was evaluated under the disposition policy, the property will be subject to a 30-year mortgage and permanent side-yard restrictions, and that an EOP plan does not apply.

Chair Brooks called for questions from the Board or written comments. There were none.

Chair Brooks noted that no members of the public signed up to speak on the item and called for a motion.

Ms. Gonzalez moved to adopt, and Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the **Resolution Authorizing Conveyance of 1909 North Van Pelt Street to Nomble F. Lee** (attached to these minutes as **Exhibit F**).

Item VI

Public Comment (Old & New Business)

Chair Brooks opened public comment and noted that Jeremy Blatstein was the only speaker.

Mr. Blatstein raised concerns about conflicts of interest and recusal standards for Board members and urged clearer guidance for the public. He also emphasized the need to increase housing production, encouraged faster Land Bank dispositions, and expressed support for the Board's direction in advancing the Mayor's housing goals.

Mr. Goodman asked Ms. Gonzalez whether she had any economic stake in any project before the Board in the past month. Ms. Gonzalez responded that she did not.

Mr. Blatstein clarified that his comments were not limited to economic interests as the basis for a conflict of interest.

Ms. Imredy Saah explained that, under the City's definition, a conflict of interest requires an economic or financial stake in a project before the Board, which was not the case for Mr. Johns or Ms. Gonzalez. She further explained that Mr. Johns voluntarily recused himself from a discussion about a proposed project at the November 18, 2025 Board meeting to avoid the appearance of a conflict due to his involvement in helping a family member obtain a grant from the Council District in which the project was to be sited. Chair Brooks thanked Ms. Saah for the clarification.

Mr. Rodriguez added that the Board has a conflicts-of-interest policy and that the Board has complied with and not deviated from that policy.

Item VII
Adjournment

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

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:16 a.m.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, December 16, 2025, at 10:00 AM.

User Name
Jackie Gissinger
Jon Geeting
Taylor Delapena
Colin Forwood
Antonio Cerqueria
Mike Tomasetti
Brennan Tomasetti
Kenneth Hawley
Noah Reimer
Kileaf R.
Jeremy Blatstein
Candis Pressley
Dawn Wilkerson
Lisa Johnson
Colan Crosley
Karen M.
Nomble Lee
Zane Knight

EXHIBIT A

Philadelphia Land Bank Meeting

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PHILADELPHIA LAND BANK

PHILADELPHIA LAND BANK MEETING

Tuesday, December 16th, 2025

10:00 a.m.

REPORTED BY: Jacqueline Gissinger

JOB NO.: 950091



EXHIBIT A

Philadelphia Land Bank Meeting

<p style="text-align: center;">Page 2</p> <p style="text-align: center;">A T T E N D A N C E</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5 BOARD MEMBERS:</p> <p>6</p> <p>7 DARWIN BEAUVAIS, ESQ</p> <p>8 JENNY GREENBERG</p> <p>9 CORNELIUS BROWN, P.E.</p> <p>10 ANDREA IMREDY</p> <p>11 NICHOLAS DEMA</p> <p>12 ANGELA D. BROOKS</p> <p>13 REBECCA LOPEZ KRIS</p> <p>14 ANDREW GOODMAN</p> <p>15 KELVIN JEREMIAH</p> <p>16 ALEXANDER BALLON</p> <p>17 MARIA GONZALEZ</p> <p>18 MICHAEL JOHNS</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	<p style="text-align: right;">Page 4</p> <p>1 that the meeting will be recorded either by</p> <p>2 via audio or video by an attendee. So we</p> <p>3 just want to make you aware of that. Is</p> <p>not</p> <p>4 against -- that is inline with the Sunshine</p> <p>5 Act.</p> <p>6 And now the roll call.</p> <p>7 Michael Johns. Maria Gonzalez.</p> <p>8 MS. GONZALEZ: Here.</p> <p>9 MS. SAAH: Alexander Balloon.</p> <p>10 MR. BALLOON: Here.</p> <p>11 MS. SAAH: Kelvin Jeremiah.</p> <p>12 Andrew Goodman.</p> <p>13 MR. GOODMAN: Here.</p> <p>14 MS. SAAH: Rebecca Lopez Kris.</p> <p>15 MS. KRIS: Here.</p> <p>16 MS. SAAH: Angela Brooks.</p> <p>17 MR. BROOKS: Here.</p> <p>18 MS. SAAH: Nicholas Dema.</p> <p>19 MR. DEMA: Here.</p> <p>20 MS. SAAH: Cornelius Brown.</p> <p>21 MR. BROWN: Here.</p> <p>22 MS. SAAH: Jenny Greenberg.</p> <p>23 MS. GREENBERG: Here.</p> <p>24 MS. SAAH: Darwin Beauvais.</p>
<p style="text-align: center;">Page 3</p> <p>1 ---</p> <p style="text-align: center;">P R O C E E D I N G S</p> <p>2</p> <p>3 ---</p> <p>4 MS. BROOKS: Good morning and</p> <p>5 welcome to Tuesday, December 16th, Board of</p> <p>6 Directors Meeting. I will now ask for a roll</p> <p>7 call.</p> <p>8 MS. SAAH: First, I have to make</p> <p>9 an announcement. Prior to A public meeting,</p> <p>10 we had an executive session where we discussed</p> <p>11 the agenda -- well, where, Director presented.</p> <p>12 Also, I just wanted to note that for public</p> <p>13 comment, please sign up on one of the sign-up</p> <p>14 sheets, and we will -- have everyone will have</p> <p>15 two minutes for the public comment person per,</p> <p>16 per agenda.</p> <p>17 We ask that people -- that your</p> <p>18 comment be related to the specific item in</p> <p>19 question, that there will be no personal</p> <p>20 attacks, accusations, or hate speech against</p> <p>21 anyone, including African staff members, Board</p> <p>22 Members, attendees or other members of the</p> <p>23 public.</p> <p>24 Also, there's always a possibility</p>	<p style="text-align: right;">Page 5</p> <p>All right. We have nine members present and a</p> <p>2 quorum. We may proceed.</p> <p>3 I do also want to make a note that</p> <p>4 we are not submitting the minutes for approval</p> <p>5 for last month's meeting. We did not receive</p> <p>6 the transcript in time to make sure that we</p> <p>7 had an accurate -- accurate minutes. So they</p> <p>8 will be included in the Board Packet for next</p> <p>9 months meeting.</p> <p>10 MS. BROOKS: Thank you. So now</p> <p>11 we're going to move on to the 2026 calendar.</p> <p>12 MS. SAAH: So every year we have</p> <p>13 to set fourth the calender of the Board's</p> <p>14 meetings, and also be published in a news 15</p> <p>paper of general circulation. So that has</p> <p>16 been -- the meeting schedule is included in</p> <p>17 your Board Packet on Page 6. I'm asking the</p> <p>18 Board to approve the schedule. It's usually</p> <p>19 the second Tuesday of each month, except for</p> <p>20 September, because it was too close to the</p> <p>21 Labor Day holiday. So it will be with third</p> <p>22 Tuesday of September.</p> <p>23 MR. BALLOON: I move that we</p> <p>24 approve the calender.</p>



EXHIBIT A

Philadelphia Land Bank Meeting

<p style="text-align: right;">Page 6</p> <p>1 MS. LOPEZ-KRISS: Second. 2 MS. BROOKS: All in favor. 3 (Aye.) 4 MS. BROOKS: Great. Okay. Our 5 first item on the agenda for property 6 dispositions for Trinity Property Advisors. 7 MR. RODRIGUEZ: Senior Development 8 Specialist to present this one. 9 MR. HESTAND: Good morning, Madam 10 Chair. Good morning, Board Members and the 11 public. Todd Hestand, Senior Development 12 Specialist. This is agenda item 5 A.1. 13 Today we're asking the Board to authorize the 14 disposition of 134, 138, 140 North 58th Street 15 to Trinity Property Advisors to develop three 16 single family home ownership units in the 17 fourth council district. 18 Trinity Property Advisors is a 19 participant in the Black Squirrel for the RiSe 20 Minority Developer Program, and this is their 21 first development with the land bank. The 22 units will each be two stories without 23 basements and contain three bedrooms, two 24 bathrooms, and front porches at approximately</p>	<p style="text-align: right;">Page 8</p> <p>1 multiple comments, and I will just list who 2 they came from. They were all uniformly 3 positive and in support of this disposition. 4 So Counselman, Curtis Jones Jr, of the 4th 5 Counsel District supports it. David Langlieb 6 of Philadelphia Accelerator Fund wrote a 7 letter of support. David Mercuris of the 8 Goldenberg Group strongly supports the 9 disposition. (Inaudible) -- I'm butchering 10 that, of 31 Development wrote a letter of 11 support. James Burnett of VestedIn wrote a 12 letter of support. Black Squirrel Economic 13 Alliance, represented by Thomas Webster, 14 wrote a letter of support. Mark Lawson, 15 President of -- also wrote a letter of 16 support. Copies of those letters can be 17 found in the packets on the table over on the 18 side. 19 MS. BROOKS: Thank you. I don't 20 believe we have anybody signed up from the 21 public to speak on this. Nope. 22 A motion for adoption. 23 MS. GONZALEZ: I make a motion 24 to adapt the disposition for these parcels.</p>
<p style="text-align: right;">Page 7</p> <p>1 1,100 square feet each. The homes fit within 2 the context of the neighborhood. They will be 3 sold to purchasers with a household income at 4 or below 100 percent of AMI, for a maximum 5 sales price of \$280,000.00. 6 The homes will be eligible for the 7 Neighborhood Preservation initiatives Turn the 8 Key Program, and will be subject to a 9 declaration of restrictive covenants. The 10 application was unsolicited and evaluated 11 pursuant to the disposition policy. An EOP 12 plan will apply to this project. 13 Trinity Property Advisors followed 14 all the same procedures as previously approved 15 developments. They provided frontage specific 16 plans for the various lot widths. They hosted 17 multiple community meetings with a total of 18 over 30 participants. There were no 19 objections raised by the community. That is 20 it. 21 MS. BROOKS: Thank you. Are there 22 any questions from the Board? There are 23 written comments. 24 MS SAAH: So we have received</p>	<p style="text-align: right;">Page 9</p> <p>1 MR. GOODMAN: Second. 2 MS. BROOKS: Great. 3 MS. BROOKS: All those in favor. 4 (Aye.) 5 MS. BROOKS: Anyone opposed? 6 (No Response.) 7 MS. BROOKS: Okay. Thank you. 8 MR. ROMANO: Good Morning, Board 9 Chair, Members of the Board and public. I'm 10 Brian Romano, Senior Development Specialist. 11 I'm here to present Item 5 A.2. This 12 project is a second phase of low income 13 housing tax credit project on the 1400 block 14 14 of North 17th Street. 15 The project will be developed by 16 17th Street Community Phase Two, LP for 17 development of 38 Low Income Housing Tax 18 Credit rental units to be leased to 19 households earning between 20 and 50 percent 20 AMI in the 5th Council District. The units 21 will be contained in nine buildings. The 22 Properties included in this disposition are 23 1403, 1409, 1415, 1428, 1436, 1441 North 17th 24 Street, and 1624 and 26 Jefferson Street.</p>



EXHIBIT A

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<p style="text-align: right;">Page 10</p> <p>1 The structures on the single 2 parcels, 1403, 1415, 1422, 1428, 1432 and 3 1436 North 17th will be three stories consist 4 of three units each. The total mix of six 5 units containing two beds and one bath. 6 Excuse me, and 12 units containing one 7 bedroom, and one bathroom, for a total of 18 8 units. 9 The structure on the parcel of 10 1409, 11 North 17th Street will be three 11 stories and consist of one unit containing 12 three bedrooms and two baths, two units 13 containing two bedrooms and one bath, and 14 four units containing one bedroom and one 15 bathroom. A total of seven units the seven 16 units. 17 The structure on the parcel of 18 1441, 43 North 17th will be three stories and 19 consist of five units containing three 20 bedrooms and two baths, one unit containing 21 one bedroom and one bath, for total six 22 units. 23 The structure of the parcel 1624, 24 26 Jefferson will be three stories that</p>	<p style="text-align: right;">Page 12</p> <p>1 MS. BROOKS: Okay. Next item. 2 MS. MARTINEZ: Good morning 3 Chairman, Board Members and the public. My 4 name is Christina Martinez, Senior Development 5 Specialist presenting agenda Item 5 B.1. 6 Today, we're asking the Board to authorize 7 the disposition of 1909 North Van Pelt Street 8 in the 5th Council District for conveyance to 9 Nomble F. Lee as a side yard. 10 The applicant owns and resides in 11 the adjacent home. The property will be 12 subject to a 30 year mortgage and permanently 13 restricted for use as a side yard. The 14 application was unsolicited and evaluated 15 pursuant to disposition policy, an EOP Plan 16 will not apply to This project. 17 MS. BROOKS: Thank you. Are there 18 any questions from the Board? Were there any 19 written comments? 20 MS. SAAH: There were no written 21 comments. 22 MS. BROOKS: Great. And I don't 23 believe we have anybody signed up from the 24 public either. Okay. I'll entertain a motion</p>
<p style="text-align: right;">Page 11</p> <p>1 consist of four units containing two beds 2 and one bath, three units containing one bed 3 and one bath, for a total seven units. 4 The application was unsolicited. 5 EOP will apply. The community meeting was 6 held on December 2, and the developers also 7 had several meetings with the community. 8 Phase One consisted of 40 rental units and 9 went to settlement in September of this 10 year. 11 MS. BROOKS: Okay. Questions from 12 the Board? Are there any comments -- 13 MS. SAAH: No written comments 14 were submitted. 15 MS. BROOKS: I don't see anyone 16 signed up from the public. 17 MS. BROOKS: I entertain a motion 18 for the actions of this item. 19 MS. GREENBERG: I move to adopt. 20 MR. GOODMAN: Second. 21 MS. BROOKS: All in favor. 22 (Aye.) 23 MS. BROOKS: Anyone opposed? 24</p>	<p style="text-align: right;">Page 13</p> <p>1 MS. GONZALEZ: I motion to adopt. 2 MR. BALLOON: Second. 3 MS. BROOKS: Thank you. All those 4 in favor please say aye. 5 (Aye.) 6 MS. BROOKS: Anyone opposed? 7 (No Response.) 8 MS. BROOKS: Okay. Now it's time 9 for public comment. I think the only one that 10 signed up was you, Jeremy. 11 MR. BLATSTEIN: Let's do it. 12 Hello, Board. My name is Jeremy Blatstein. 13 Two topics I just want to kind of bring to 14 the forefront. One, is the idea of conflicts 15 of interest and when someone needs to recuse 16 themselves. I think that topic should just 17 be pretty clarified for the public moving 18 forward in terms of when someone, like last 19 week, Michael Johns was accusing himself. 20 And additionally, whether or not 21 it's appropriate for Maria Gonzalez to weigh 22 in on what's going on with the project moving 23 forward since she's had her hands in the 24 project, as you can see, based on the</p>



EXHIBIT A

Philadelphia Land Bank Meeting

<p style="text-align: right;">Page 14</p> <p>1 testimony that was presented to the Board.</p> <p>2 I think there should be some</p> <p>3 questions surrounding that, along with</p> <p>4 potentially in the future, other members of</p> <p>5 this Board and their relation to other</p> <p>6 projects related to prerogative. So I just</p> <p>7 want to bring that to the forefront of</p> <p>8 everyone's mind.</p> <p>9 Secondly, I think we just need to</p> <p>10 build more housing. I think that being able</p> <p>11 to pass more lots out of this Land Bank is 12</p> <p>13 the goal. I think that being able to fulfill 14</p> <p>15 Mayor Parker's goal of 30,000 homes the Land 16</p> <p>17 Bank plays a crucial role. I'm encouraged to 18</p> <p>19 see kind of the direction that this Board is 20</p> <p>21 going. Thank you.</p> <p>22 MS. BROOKS: Thank you.</p> <p>23 MR. GOODMAN: Member, Gonzalez,</p> <p>24 since you were called out by name, do you</p> <p>25 have any economic stake in any project that</p> <p>26 has been before this Board this last month?</p> <p>27 MS. GONZALEZ: No, I have not.</p> <p>28 MR. GOODMAN: There it is. Open</p> <p>29 and shut.</p>	<p style="text-align: right;">Page 16</p> <p>1 interest was something that he wanted to</p> <p>2 avoid, which is why he recused himself.</p> <p>3 MS. BROOKS: Thank you for that</p> <p>4 clarification.</p> <p>5 MR. RODRIGUEZ: I think it's also</p> <p>6 important to note that the Board has a</p> <p>7 policy on conflicts of interest and are</p> <p>8 turning -- does remind the Board and the Board</p> <p>9 has not deviated from that policy.</p> <p>10 MS. BROOKS: Thank you. I don't</p> <p>11 believe we have any other public comment.</p> <p>12 MR. BALLOON: Motion adjourn.</p> <p>13 MS. BROOKS: Yes.</p> <p>14 MS. GONZALEZ: Second.</p> <p>15 MS. BROOKS: All those in</p> <p>16 favor?</p> <p>17 (Aye.)</p> <p>18 MS. BROOKS: Anyone opposed?</p> <p>19 (No Response.)</p> <p>20 MS. BROOKS: Happy Holidays,</p> <p>21 everyone.</p> <p>22 (Whereupon, the meeting concluded</p> <p>23 at 10:17 a.m.)</p> <p>24 - - -</p>
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<p style="text-align: right;">Page 15</p> <p>1 MS. SAAH: Thank you.</p> <p>2 MR. BLATSTEIN: Excuse me.</p> <p>3 That's -- excuse me. That's not what I said,</p> <p>4 right? I just want to -- like, let's clarify</p> <p>5 what I said. I just say -- thank you. Like,</p> <p>6 that's not why there would be a conflict of</p> <p>7 interest. Like, you would recuse yourself.</p> <p>8 So thank you.</p> <p>9 MS. SAAH: Let me just clarify</p> <p>10 something. Conflicts of interest, at least</p> <p>11 the way the City has defined it are when a</p> <p>12 board member, or staff member, or someone has</p> <p>13 economic stake, a financial state in a project</p> <p>14 that is before the board on which they sit.</p> <p>15 That is not the case for either Michael Johns</p> <p>16 or from Ms. Maria Gonzalez.</p> <p>17 Michael Johns recused himself,</p> <p>18 because this -- this was going to be in the</p> <p>19 letter that had been included in last months</p> <p>20 minutes because his niece is on the board of</p> <p>21 an organization that received a grant from</p> <p>22 council from the 7th District, and he had</p> <p>23 helped his niece obtain that grant. So he</p> <p>24 felt that even the appearance of a conflict of</p>	<p style="text-align: right;">Page 17</p> <p style="text-align: center;">C E R T I F I C A T I O N</p> <p>1 I, Jacqueline Gissinger,</p> <p>2 hereby certify that the proceedings and</p> <p>3 evidence noted are contained fully and</p> <p>4 accurately in the stenographic notes</p> <p>5 taken by me in the foregoing matter, and</p> <p>6 that this is a correct transcript of the</p> <p>7 same.</p> <p>8</p> <p>9</p> <p style="text-align: center;"><i>Jacqueline Gissinger</i></p> <p style="text-align: center;">-----</p> <p style="text-align: center;">Court Reporter - Notary Public</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19 (The forgoing certification of</p> <p>20 this transcript does not apply to any</p> <p>21 reproduction of the same by any means,</p> <p>22 unless under the direct control and/or</p> <p>23 supervision of the certifying reporter.)</p> <p>24</p>
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EXHIBIT B

RESOLUTION NO. 2025 – 54

**RESOLUTION AUTHORIZING CONVEYANCE OF
1403, 1409, 1415, 1428, 1436 AND 1441 N. 17TH STREET
AND 1624 AND 1626 JEFFERSON STREET
TO 17TH STREET COMMUNITY PHASE TWO, L.P.**

WHEREAS, Section 16-706 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 16-400 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 1403, 1409, 1415, 1428, 1436 and 1441 North 17th Street and 1624 and 1626 Jefferson Street (collectively, the “**Property**”) to 17th Street Community Phase Two, L.P. (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Eight and 00/100 U.S. Dollars (\$8.00) 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 December 16, 2025.

EXHIBIT C



**CITY OF PHILADELPHIA
CITY COUNCIL**

CURTIS JONES, JR.
ROOM 404, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3416 or 3417
Fax No. (215) 686-1934

COUNCILMEMBER - 4TH DISTRICT

COMMITTEES

Chairman
Committee on Public Safety

Vice Chair
Commerce & Economic Development

Member
Rules
Licenses & Inspection
Transportation & Public Utilities
Ethics
Inter Governmental Cooperation
Finance
Parks, Recreation & Cultural Affairs
Housing Neighborhood Development & Homeless

November 13, 2025

Re: 134, 138, 140 North 58th Street
SUPPORT

To Whom it May Concern:

We are pleased to support 134, 138 and 140 North 58th Street's application before the Philadelphia Land Bank on Tuesday, November 18th. Ms. Pressley will improve these vacant lots and create much needed affordable housing. We appreciate her business model and look forward to welcoming new families to the 4th District.

Sincerely,

A handwritten signature in black ink, appearing to read 'CJ Jones'.

Curtis Jones Jr.
Councilmember-4th District

EXHIBIT C



November 17, 2025

Philadelphia Land Bank
1234 Market Street, 17th Floor
Philadelphia, PA 19107

RE: Support Letter Trinity Property Advisors

To the Philadelphia Land Bank Board,

I, **James Burnett**, am writing in strong support of **Trinity Property Advisors** and their application to acquire residential lots from the City of Philadelphia. As an active participant in the **Black Squirrel Economic Alliance's RiSE Real Estate Accelerator**, this developer has demonstrated the commitment, capacity, and community-centered vision necessary to advance Philadelphia's affordable housing goals.

The RiSE Accelerator was established to equip emerging and diverse developers with the tools, training, capital access, and technical support needed to drive equitable, high-quality development across Philadelphia's neighborhoods. Through this program, developers like **Trinity Property Advisors** receive hands-on guidance from project managers, certified trainers, CDFIs, and seasoned real estate professionals, ensuring they are prepared to execute projects that strengthen communities and expand opportunity.

Black Squirrel and the RiSE Accelerator serve as a centralized hub for coordinated, multi-site development aimed at addressing the city's most urgent housing and neighborhood revitalization needs. This work is intentionally designed to:

- **Increase homeownership opportunities** for Philadelphia residents and expand pathways to generational wealth
- **Build the capacity of diverse developers** to correct long-standing inequities in the real estate sector
- **Reduce blight and improve neighborhood quality of life** through the activation of vacant and underutilized land
- **Strengthen local CDFIs** and broaden access to flexible, community-aligned capital

Approving the transfer of property to **Trinity Property Advisors** will help advance each of these goals. Their project will bring vacant lots back into productive use, deliver new affordable housing, and ensure that Black and Brown developers, contractors, and community stakeholders remain central to shaping the future of our city's neighborhoods.

As a CDFI who has invested significantly in this community, I strongly recommend approval of **Trinity Property Advisors's** application.

EXHIBIT C



Respectfully,

James R. Burnett

James R. Burnett
Executive Director
215-275-8227

EXHIBIT C



November 14, 2025

Philadelphia Land Bank
1234 Market Street, 17th Floor
Philadelphia, PA 19107

RE: Support Letter | Trinity Property Advisors

To the Philadelphia Land Bank Board,

I, **Thomas Webster**, am writing in strong support of **Trinity Property Advisors’ project** and their application to acquire residential lots from the City of Philadelphia. As an active participant in the Black Squirrel Economic Alliance’s **RiSE Real Estate Accelerator**, Candis Pressley, principal of Trinity has demonstrated the commitment, capacity, and community-centered vision necessary to advance Philadelphia’s affordable housing goals.

The RiSE Accelerator was established to equip emerging and diverse developers with the tools, training, capital access, and technical support needed to drive equitable, high-quality development across Philadelphia’s neighborhoods. Through this program, developers like **Trinity Property Advisors** receive hands-on guidance from project managers, certified trainers, CDFIs, and seasoned real estate professionals, ensuring they are prepared to execute projects that strengthen communities and expand opportunity.

Black Squirrel and the RiSE Accelerator serve as a centralized hub for coordinated, multi-site development aimed at addressing the city’s most urgent housing and neighborhood revitalization needs. This work is intentionally designed to:

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Approving the transfer of property to **Trinity Property Advisors** will help advance each of these goals. Their project will bring vacant lots back into productive use, deliver new affordable housing, and ensure that Black and Brown developers, contractors, and community stakeholders remain central to shaping the future of our city’s neighborhoods.

For these reasons, I strongly recommend approval of **Trinity Property Advisors’** application.

Respectfully,

Thomas L Webster
Executive Director

📞 267.223.7803

📍 3675 Market Street, Suite 200, Philadelphia, 19104

🌐 www.bsealliance.org

EXHIBIT C



November 14, 2025

Philadelphia Land Bank
1234 Market Street, 17th Floor
Philadelphia, PA 19107

RE: Support Letter | Trinity Property Advisors

To the Philadelphia Land Bank Board,

I, **Sang Phouansouvanh**, am writing in strong support of **Trinity Property Advisors (Candis Pressley)** and their application to acquire residential lots from the City of Philadelphia. As an active participant in the **Black Squirrel Economic Alliance's RiSE Real Estate Accelerator**, this developer has demonstrated the commitment, capacity, and community-centered vision necessary to advance Philadelphia's affordable housing goals.

The RiSE Accelerator was established to equip emerging and diverse developers with the tools, training, capital access, and technical support needed to drive equitable, high-quality development across Philadelphia's neighborhoods. Through this program, developers like **Trinity Property Advisors (Candis Pressley)** receive hands-on guidance from project managers, certified trainers, CDFIs, and seasoned real estate professionals, ensuring they are prepared to execute projects that strengthen communities and expand opportunity.

Black Squirrel and the RiSE Accelerator serve as a centralized hub for coordinated, multi-site development aimed at addressing the city's most urgent housing and neighborhood revitalization needs. This work is intentionally designed to:

- **Increase homeownership opportunities** for Philadelphia residents and expand pathways to generational wealth
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- **Reduce blight and improve neighborhood quality of life** through the activation of vacant and underutilized land
- **Strengthen local CDFIs** and broaden access to flexible, community-aligned capital

Approving the transfer of property to **Trinity Property Advisors (Candis Pressley)** will help advance each of these goals. Their project will bring vacant lots back into productive use, deliver new affordable housing, and ensure that Black and Brown developers, contractors, and community stakeholders remain central to shaping the future of our city's neighborhoods.

For these reasons, I strongly recommend approval of **Trinity Property Advisors (Candis Pressley)**'s application.

Respectfully,
Sang Phouansouvanh

[Managing Director / ThreeOne Development]
Phone: 267-571-6484

EXHIBIT C



Access to Capital. Entry to Opportunity

November 14, 2025

Philadelphia Land Bank
1234 Market Street, 17th Floor
Philadelphia, PA 19107

RE: Support Letter | Trinity Property Advisors

I, David Langlieb, am writing the Land Bank in support of Trinity Property Advisors' application to acquire three residential lots from the City of Philadelphia. The owner Candis Pressley has been a participant in the Black Squirrel Collaborative initiative "Philly RiSE".

The RiSE Accelerator was established to equip emerging and diverse developers with the tools, training, capital access, and technical support needed to drive equitable, high-quality development across Philadelphia's neighborhoods. Through this program, developers like Candis receive hands-on guidance from project managers, certified trainers, CDFIs, and seasoned real estate professionals, ensuring they are prepared to execute projects that strengthen communities and expand opportunity.

Black Squirrel and the RiSE Accelerator serve as a centralized hub for coordinated, multi-site development aimed at addressing the city's most urgent housing and neighborhood revitalization needs. This work is intentionally designed to:

- **Increase homeownership opportunities** for Philadelphia residents and expand pathways to generational wealth
- **Build the capacity of diverse developers** to correct long-standing inequities in the real estate sector
- **Reduce blight and improve neighborhood quality of life** through the activation of vacant and underutilized land
- **Strengthen local CDFIs** and broaden access to flexible, community-aligned capital

I recommend the approval of the transfer of property to Trinity Property Advisors because it will help improve three vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

Respectfully,

A handwritten signature in black ink, appearing to read "David Langlieb", is written above the printed name.

David Langlieb

EXHIBIT C



November 12, 2025

PHDC, Philadelphia Land Bank
1234 Market St, 17th Floor.
Philadelphia, PA 19107

RE: Trinity Property Advisors Support Letter

Andrea Saah,

I am writing to the Land Bank in support of Trinity Property Advisors application to acquire five residential lots from the City of Philadelphia. The owner Candis Pressley has been a participant in the Black Squirrel Collaborative initiative "Philly Rise". Philly Rise is a real estate accelerator for Black and Brown developers in Philadelphia. Philly Rise is the first program designed to leverage the talent of experienced diverse developers to create a more equitable real estate ecosystem within communities. Philly RiSE provides training, networking, and access to property and capital to increase the number of homes built by diverse developers, contractors, and workforce.

Black Squirrel has created Philly RiSE to connect underserved communities and minority developers to the resources and assistance needed to build a sustainable and thriving community ecosystem. Utilizing Black Squirrel as the nexus point for multi-site development across the city, a team of project managers, CDFIs, certified trainers, and seasoned real estate developers as coaches and mentors will provide a high-touch systematic approach to:

- Increase the number of minority homeowners allowing them to build generational wealth.
- Increase the capacity of minority developers, thereby balancing the inequity in real estate development in Philadelphia.
- Increase the capacity of Black and Brown CDFIs to meet the demand for needed capital.
- An increase in the number of properties built by diverse developers.
- Reduce blight and improve neighborhood beautification.
- Create entrepreneurial opportunities, which drive the income needed to build an equitable real estate ecosystem.

Ms. Pressley is building three affordable housing units:

- 134 N 58th Street
- 138 N 58th Street
- 140 N 58th Street

3224 W Cheltenham Ave Phila., PA 19150 | 215-870-3009 | mark.lawson@diversifiedrealtysolutions.com

EXHIBIT C



I recommend the approval of the transfer of property to Trinity Property Advisors because it will help improve five vacant lots in Philadelphia, create new affordable housing, and help Black developers, contractors, and other real estate developers help make the current real estate ecosystem more equitable.

Respectfully,

A handwritten signature in black ink, appearing to read "Mark Lawson", is written over a horizontal line.

Mark Lawson

President

EXHIBIT C



November 14, 2025

Philadelphia Land Bank
1234 Market Street, 17th Floor
Philadelphia, PA 19107

RE: Trinity Property Advisors

To the Philadelphia Land Bank Board

I, **David Mercuris**, am writing in strong support of **Trinity Property Advisors**, **Candis Pressley** and their application to acquire residential lots from the City of Philadelphia. As an active participant in the **Black Squirrel Economic Alliance's RiSE Real Estate Accelerator**, this developer has demonstrated the commitment, capacity, and community-centered vision necessary to advance Philadelphia's affordable housing goals.

The RiSE Accelerator was established to equip emerging and diverse developers with the tools, training, capital access, and technical support needed to drive equitable, high-quality development across Philadelphia's neighborhoods. Through this program, developers, like **Trinity Property Advisors**, receive hands-on guidance from project managers, certified trainers, CDFIs, and seasoned real estate professionals, ensuring they are prepared to execute projects that strengthen communities and expand opportunity.

Black Squirrel and the RiSE Accelerator serve as a centralized hub for coordinated, multi-site development aimed at addressing the city's most urgent housing and neighborhood revitalization needs. This work is intentionally designed to:

- **Increase homeownership opportunities** for Philadelphia residents and expand pathways to generational wealth
- **Build the capacity of diverse developers** to correct long-standing inequities in the real estate sector
- **Reduce blight and improve neighborhood quality of life** through the activation of vacant and underutilized land
- **Strengthen local CDFIs** and broaden access to flexible, community-aligned capital

Approving the transfer of property to **Trinity Property Advisors** will help advance each of these goals. Their project will bring vacant lots back into productive use, deliver new affordable housing, and ensure that Black and Brown developers, contractors, and community stakeholders remain central to shaping the future of our city's neighborhoods.

For these reasons, I strongly recommend approval of **Trinity Property Advisors** application.

The Goldenberg Group | 630 Sentry Parkway, Suite 300 | Blue Bell, PA 19422 | (610) 260-9600 www.goldenberggroup.com

EXHIBIT C



Respectfully,

David Mercuris

David Mercuris
SVP, Development, The Goldenberg Group
dmercuris@goldenberggroup.com
917 365 8842

EXHIBIT D

RESOLUTION NO. 2025 - 53

**RESOLUTION AUTHORIZING CONVEYANCE OF
134, 138 AND 140 NORTH 58TH STREET TO
TRINITY PROPERTY ADVISORS LLC**

WHEREAS, Section 16-706 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 16-400 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 134, 138 and 140 North 58th Street (collectively, the “**Property**”) to Trinity Property Advisors LLC (the “**Purchaser**”).

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

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

Adopted by Philadelphia Land Bank Board of Directors on December 16, 2025.

EXHIBIT E

RESOLUTION NO. 2025 – 54

**RESOLUTION AUTHORIZING CONVEYANCE OF
1403, 1409, 1415, 1428, 1436 AND 1441 N. 17TH STREET
AND 1624 AND 1626 JEFFERSON STREET
TO 17TH STREET COMMUNITY PHASE TWO, L.P.**

WHEREAS, Section 16-706 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 16-400 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 1403, 1409, 1415, 1428, 1436 and 1441 North 17th Street and 1624 and 1626 Jefferson Street (collectively, the “**Property**”) to 17th Street Community Phase Two, L.P. (the “**Purchaser**”).

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

1. The conveyance of the Property to the Purchaser for Eight and 00/100 U.S. Dollars (\$8.00) 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 December 16, 2025.

EXHIBIT F

RESOLUTION NO. 2025 - 55

**RESOLUTION AUTHORIZING CONVEYANCE OF
1909 NORTH VAN PELT STREET TO
NOMBLE F. LEE**

WHEREAS, Section 16-706 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 16-400 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 1909 North Van Pelt Street (the “**Property**”) to Nomble F. Lee (the “**Purchaser**”).

NOW THEREFORE, BE IT 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 U.S. Dollar (\$1.00) and a mortgage of Forty-Four Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$44,999.00) 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 December 16, 2025.