

# PHILADELPHIA LAND BANK

## FEBRUARY 10, 2026 BOARD OF DIRECTORS MEETING MINUTES

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A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, February 10, 2026, at 1234 Market Street, 17<sup>th</sup> Floor Boardroom, Philadelphia, PA 19107, of which proper notices were given. A condensed transcript of this meeting is attached to these minutes as **Exhibit A**.

### **Call to Order**

The meeting was called to order at 10:04 am.

Ms. Imredy Saah announced that prior to the Public Session, the Board held an Executive Session during which Mr. Rodriguez reviewed the agenda. She also noted a correction made to the classification of one of the dispositions, clarifying that it is for community-benefiting use, not affordable housing, for the Philadelphia Technical Training Institute.

Ms. Imredy Saah outlined the rules for public comment, asking speakers to limit remarks to two minutes, address only the item currently under consideration, and refrain from making accusations or negative comments about applicants, staff, Board members, attendees, or other members of the public. She then proceeded to call the roll.

### **Item I** **Roll Call**

The following members of the Board of Directors reported present: Chair Angela Brooks, Kelvin Jeremiah, Nicholas Dema, Andrew Goodman, Jenny Greenberg, Alexander Balloon, Cornelius Brown, Darwin Beauvais, and Maria Gonzalez. Michael Johns arrived at 10:07 am for the Board meeting.

Rebecca Lopez Kriss was absent from the Board meeting.

The following Land Bank staff members were present: Angel Rodriguez, Sharla Russell, Andrea Imredy Saah, Esq., Lily Berndel, Esq., Ashley Braxton, Liliana Felicano, Simbarashe Madziva, Cristina Martinez, Brian Romano and Carolyn Terry.

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

### **Item II** **Approval of Board Minutes**

Ms. Imredy Saah stated that the Board would not approve the January meeting minutes because the transcript was received too late to prepare the draft minutes. The final transcript will be reviewed and hopefully published with the minutes for the next meeting, when the minutes are expected to be approved.

**Item III**  
**Executive Director's Report**

No Executive Director's report was provided this month.

**Item IV**  
**Property Dispositions**

**IV.A. Development – Affordable Housing (unsolicited)**

**1. Philadelphia Technician Training Institute**

Brian Romano, Senior Development Specialist, requested Board approval of a proposal by the Philadelphia Technical Training Institute to develop a four-story post-secondary trade school with 52 parking spaces in the 3rd Council District. He explained that the nonprofit already owns most of the project site. Mr. Romano stated that the Land Bank parcels include 3902 and 3906 W. Girard Avenue and 3911–3915 Cambridge Street. He noted that a community meeting was held on January 7, 2026, the application was unsolicited, an EOP will apply, and the developer and their attorney were present to answer questions.

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

Chair Brooks asked if any written comments were received for this disposition.

Ms. Imredy Saah reported that a letter was submitted by Councilwoman Gauthier expressing support for the project, noting its focus on expanding vocational education opportunities in West Philadelphia and the development team's engagement with the East Parkside community. Ms. Imredy Saah also noted that copies of all public comments were available to attendees at the meeting. The letter is attached as **Exhibit B**.

Chair Brooks asked whether anyone had signed up to comment and whether there were any additional public comments. Hearing none, Chair Brooks called for a motion regarding the disposition.

Mr. Balloon moved to approve the disposition, and Mr. Beauvais seconded the motion.

Upon motion made and duly seconded, the Board approved the **Resolution Authorizing Conveyance of 3902 and 3906 W. Girard Avenue and 3911-15 Cambridge Street to Philadelphia Technician Training Institute** (attached as **Exhibit C**).

**2. Nayda Cintron LP (Developer: Women's Community Revitalization Project (WCRP))**

Mr. Romano presented the next item, seeking Board approval of a project by Women's Community Revitalization Project and Community Justice Land Trust, to be developed by Nayda Cintron, LP, in the 7th Council District. He explained that the project will create 40 low-income housing tax credit rental units for households earning up to 60% AMI across three buildings, including a mix of one-, two-, and three-bedroom units, with several visitable and ADA-accessible units and ten on-site parking spaces. Mr. Romano stated that the application was unsolicited and subject to the EOP process, a community meeting was held on January 22, 2026, and the developer was present to answer questions.

Chair Brooks called for questions or comments from the Board. Hearing none, she asked whether any written public comments were received.

Ms. Imredy Saah added that WCRP will serve as the developer and general contractor, the land will be conveyed to Community Justice Land Trust, and the project will be owned by Nayda Cintron under a ground lease structure.

Ms. Imredy Saah then reported that two letters supporting the project were received from NSCAN and West Kensington Ministry, both expressing strong support for the affordable housing development and WCRP's track record. The two letters are attached to these minutes as **Exhibit D**.

Chair Brooks proceeded to public comments and called on the first person who signed up to comment on this disposition, Jeremy Blatstein.

Mr. Blatstein commented that the project's cost, approximately \$650,000 per unit, raises concerns about long-term sustainability for similar subsidized developments across the City. He noted that while the project may be feasible due to its financing structure, such high per-unit costs highlight broader challenges in building affordable housing without private developer involvement or public subsidy.

Next, Thalia Giles, Director of the Philly Deliberation Center and a Norris Square resident, expressed strong support for WCRP's Nayda Cintron project. She stated that the development would provide truly affordable and inclusive housing for elders, people with disabilities, families, and residents facing rent burden or overcrowding. Ms. Giles also noted that the project could stimulate local economic activity and explained that community groups helped suggest naming the development after community activist Nayda Cintron

Ms. Patricia DeCarlo, former Director of the Norris Square Community Alliance, expressed strong support for the project and urged the Land Bank to prioritize truly affordable housing for low-income families in the neighborhood. She emphasized the importance of community input in Land Bank decisions and praised WCRP's project for serving residents most in need while honoring community leader Nayda Cintron.

Seeing no other public speakers, Chair Brooks called for a motion regarding the disposition.

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

Upon motion made and duly seconded, the Board approved the **Resolution Authorizing Conveyance of 515-33 W. Cumberland Street; 2502, 2504, 2506, 2508, 2511-21 and 2543-51 N. Fairhill Street; 2506-22, 2524, 2526, and 2534-42 N. Reese Street to Community Justice Land Trust** (attached as **Exhibit E**).

### **3. Civetta Property Group LLC (CD 7) – Removed from Agenda**

#### **Item V**

#### **Public Comment (Old & New Business)**

Sloan Ebonie King-Wolf spoke about the benefits of modular housing. She explained that modular construction can reduce build times, control costs, and improve project predictability by allowing site preparation and fabrication to occur simultaneously. She noted that this approach can help address housing demand more quickly, create opportunities for local partnerships, and make housing projects more attractive to lenders by lowering costs and tightening development timelines.

Chair Brooks thanked Ms. King-Wolf for her comments and noted that the relevant Request for Information (RFI) was issued by the City's Department of Planning and Development, not by the Land Bank.

Mr. Blatstein expressed that greater clarity is needed regarding the meeting and approval process for development projects, including who should attend, the role of City Council members, and expectations for developers. He also encouraged continued public discussion about district-level plans for City-owned land and the Land Bank's role in those processes.

Ms. DeCarlo asked the Board to clarify the status and process for the Civetta project after it was withdrawn from the agenda following community opposition. She questioned whether the project would return, how many times it can be reconsidered after a negative community response, and what the Land Bank's procedure is in such situations.

Mr. Rodriguez explained that the Civetta project was removed from the agenda at the developer's request and that the Land Bank Board has not yet made a final decision on the disposition. He stated that the developer may bring the project back to the Board, likely for the March meeting, after previously being required to hold a community meeting during a 60-day period following the Board's earlier tabling of the item.

Ms. DeCarlo stated that the community meeting resulted in unanimous opposition to the Civetta project and expressed frustration that the developer could still bring the project back to the Land Bank despite repeated "no" responses from residents.

Ms. Imredy Saah explained that under the Land Bank's bylaws and state law, at least six votes are required to approve or deny a property disposition valued over \$50,000. Because the Board has not reached six votes either for or against the Civetta project, the developer may continue to request that the Board vote on it.

Chair Brooks then asked Ms. DeCarlo to reserve further comments until the item returns to the agenda.

**Item VI**  
**Adjournment**

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

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

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:29 a.m.

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SECRETARY TO THE BOARD

**PUBLIC ATTENDANCE SHEET**

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING  
Tuesday, February 10, 2026, at 10:00 AM.

<b>User Name</b>
Dwayne Eichenbaum
Angel Pinkett
Clara Morton
Mathew Tharakan
Cher Bride
Jake Huber
Sherman McLeod
Andrea Salomon
Loressa Luciani
Karen Minor
Robert Linn
Callall Cousar
Lee Scottlorde
Dwayne Eichenbaum
Antonio Cerqueira
Brett Felchar
Jake Hockel
Lorissa Lucian
Mansha Konli
David Langlier
Jeremy Blatstein
Sloan E. King-Wolf
Joan Miller
Lakisha Miller
Zane Knight
Elena Hincapie
Noah Reiners
Patricia DeCarlo

Transcript of the Testimony of

**Meeting Minutes**

**February 10, 2026**

**Philadelphia Land Bank Board of Directors Meeting**



PO Box 30218  
Philadelphia, PA 19103  
(215)853-6777  
[www.TrifectaCR.com](http://www.TrifectaCR.com)

Exhibit A

Meeting Minutes ~ February 10, 2026

1 (Pages 1 to 4)

<p style="text-align: center;">1</p> <p style="text-align: center;">AGENDA PHILADELPHIA LAND BANK BOARD OF DIRECTORS' MEETING</p> <p style="text-align: center;">MINUTES taken on 1234 Market Street, 17th Floor, Philadelphia, Pennsylvania on February 10, 2026, commencing at 10:04 a.m. before Korrin Camillo, Certified Professional Reporter and Notary Public in and of the Commonwealth of Pennsylvania.</p> <p style="text-align: center;">TRIFECTA COURT REPORTING Post Office Box 30218 Philadelphia, Pennsylvania 19103 www.TrifectaCR.com - (215) 853-6777</p>	<p style="text-align: center;">3</p> <p style="text-align: center;">- - - - M I N U T E S - - - -</p> <p>MS. SAAH: So before today's meeting The Board held an Executive Session in which Executive Director Angel Rodriguez reviewed the Agenda. We also corrected the heading for one of the dispositions. It's actually not affordable housing, but community benefiting use. That would be The Philadelphia Technical Training Institute.</p> <p>So, with respect to the public comment, we ask that you limit your comment to two minutes, that you speak to the item that is currently under consideration by The Board and that you refrain from making any accusations or any kind of negative speech against anyone, including applicants, staff members, board members, attendees or other members of the public.</p> <p>So now I will call the roll. Angela Brooks.</p>
<p style="text-align: center;">2</p> <p>APPEARANCES: Andrea Saah, Esquire, General Counsel Angel Rodriguez, Executive Director Angela Brooks, Board Chair Nicholas Dema, Board Vice Chair Andrew Goodman, Secretary Alex Balloon, Board Member Darwin Beauvais, Esquire, Board Member Cornelius Brown, Board Member Maria Gonzalez, Board Member Jenny Greenberg, Board Member Kelvin Jeremiah, Board Member Michael Johns, Board Member Sharla Russell, Director of Real Estate Lily V. Bernadel, Esquire</p> <p>A L S O P R E S E N T: Brian Romano Thalia Giles Jeremy Blatstein Patricia DeCarlo Sloan E. King-Wolf</p>	<p style="text-align: center;">4</p> <p>MS. BROOKS: Here. MS. SAAH: Nicholas Dema. MR. DEMA: Here. MS. SAAH: Andrew Goodman. MR. GOODMAN: Here. MS. SAAH: Rebecca Lopez-Kriss, not here. Jenny Greenberg. MS. GREENBERG: Here. MS. SAAH: Maria Gonzalez. MS. GONZALEZ: Here. MS. SAAH: Alex Balloon. MR. BALLOON: Here. MS. SAAH: Cornelius Brown. MR. BROWN: Here. MS. SAAH: Darwin Beauvais. MR. BEAUVAIS: Here. MS. SAAH: Kelvin Jeremiah. MR. JEREMIAH: Present. MS. SAAH: And Michael Johns is not here yet. We are aware that he may be late, so take that into consideration. The reason we are not going to approve Minutes from the last board</p>

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**Exhibit A**

**Meeting Minutes ~ February 10, 2026**

<p align="right">5</p> <p>meeting today is because we usually also publish a transcript of the meeting with the draft minutes and that transcript was received too late in order for us to be able to publish an accurate transcript. We'll review and publish that transcript by the next meeting and that is when the January Board Minutes will also be approved hopefully.</p> <p>MS. BROOKS: Thank you. Moving on. Do you have anything else? Okay.</p> <p>We'll call. Mr. Romano, are you presenting?</p> <p>Philadelphia Technical Training Development.</p> <p>MR. ROMANO: Good morning, board chair, members of the board and the public. I am Brian Romano, Senior Development Specialist here to present 4.A.1. This project is proposed by The Philadelphia Technical Training Institute and involves a development of a four-story post-secondary trade school with on-site parking for 52 vehicles in</p>	<p align="right">7</p> <p>1 project. She was impressed by their 2 vision and forethought and identifying the 3 need for expanded vocational schooling 4 options in West Philadelphia. She also 5 appreciates the time the team has invested 6 in engaging the East Parkside Community. 7 She is very much in support of this 8 assemblage and this project, and, just to 9 clarify, there are copies of all 10 publically of all public comments that 11 were submitted to us on the table on the 12 side. 13 MS. BROOKS: Has anybody signed 14 up for this one? 15 Sorry. 16 Any other comments from the 17 public? 18 (No response.) 19 MS. BROOKS: I entertain a 20 motion to adopt. 21 MR. BALLOON: Alex Balloon and I 22 move that we approve the disposition. 23 MR. BEAUVAIS: Seconded. 24 MS. BROOKS: All those in favor</p>
<p align="right">6</p> <p>1 the 3rd Council District. The Training 2 Institute is a nonprofit which owns most 3 of the project site. The community 4 meeting was held on January 7th. The 5 application was unsolicited and the EOP 6 will apply. The project site includes 7 3902, 3906 West Girard Avenue and 8 3911 through 15 Cambridge Street. The 9 properties that the developers owns are 10 3900 and 3904 West Girard and 3901 to 11 39-09, 3917, 3931 Cambridge Street. 12 The developer and their attorney 13 is in attendance if you should have any 14 questions. 15 MS. BROOKS: Michael Johns has 16 arrived. 17 Does The Board have any 18 questions? 19 Did we receive any written 20 comments for this one? 21 MS. SAAH: Let's see. We 22 received a letter from 23 Councilwoman Gauthier from the 3rd 24 District expressing her support for this</p>	<p align="right">8</p> <p>1 say I. 2 (Unanimous vote.) 3 MS. SAAH: Anybody oppose? 4 (No response.) 5 MS. BROOKS: Thank you. 6 Are you also presenting our 7 second item? 8 MR. ROMANO: Yes. Item 4.A.2. 9 This project is a Nayda Cintron Project 10 that would be developed by Women's 11 Community Revitalization Project and the 12 properties will be disposed to 13 Nayda Cintron, LP. 14 This project will consist of 15 40 low-income housing tax credit rental 16 units and serving households at or below 17 60 percent AMI in the 7th Council 18 District. The 40 units will be 19 distributed across three buildings; 20 two three-story triplex buildings will 21 each include two bi-level three-bedroom 22 units and one single level three-bedroom 23 ADA-accessible unit with an average unit 24 size of, approximately, 1,300 square feet.</p>

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**Exhibit A**

**Meeting Minutes ~ February 10, 2026**

9	<p>1 The third building will contain two</p> <p>2 one-bedroom units averaging 771 square</p> <p>3 feet, 21 two-bedroom units averaging</p> <p>4 927 square feet and 11 three-bedroom units</p> <p>5 averaging 1,300 square feet. A total of</p> <p>6 36 of the 40 units will be visitable and</p> <p>7 ten units will be fully ADA-accessible.</p> <p>8 The one and two-bedroom units will each</p> <p>9 include one bathroom, while three-bedroom</p> <p>10 units will include one-and-a-half baths.</p> <p>11 Unit affordability will be as follows;</p> <p>12 four units will be leased at households at</p> <p>13 or below 20 percent AMI; four units at or</p> <p>14 below 30 percent AMI, 24 units at or below</p> <p>15 50 percent AMI and eight units at or below</p> <p>16 60 percent AMI. The project will include</p> <p>17 ten on-site parking spaces. The</p> <p>18 application was unsolicited and the</p> <p>19 EOP will apply.</p> <p>20 The community meeting was held</p> <p>21 on January 22nd. The properties that</p> <p>22 makeup the project are 515-33 West</p> <p>23 Cumberland Street; 2502, 2504, 2506, 2508,</p> <p>24 2511 through 21 and 2543-51</p>	11
10	<p>1 North Fairhill; 2506, 2524, 2526 and</p> <p>2 2534-42 North Reese Street. The developer</p> <p>3 is in attendance if you should have any</p> <p>4 questions.</p> <p>5 MS. BROOKS: Thank you. Does</p> <p>6 The Board have any questions?</p> <p>7 (No response.)</p> <p>8 MS. BROOKS: Okay.</p> <p>9 Public comments.</p> <p>10 MS. SAAH: May I just add to</p> <p>11 this that actually the developer is WCRP.</p> <p>12 They will be the general contractor. The</p> <p>13 land will be conveyed to Community Justice</p> <p>14 Land Trust and the project itself will be</p> <p>15 owned by Nayda Cintron, but this is a</p> <p>16 complicated ownership structure in order</p> <p>17 to -- and we should have updated the</p> <p>18 agenda. It's because the land will be</p> <p>19 held in trust by the Land Trust and leased</p> <p>20 to Nayda Cintron for the project, so the</p> <p>21 resolution does state that the land will</p> <p>22 go to Community Justice Land Trust.</p> <p>23 We received two letters</p> <p>24 supporting this project. One was from</p>	12
9	<p>1 NSCAN. NSCAN is a neighborhood</p> <p>2 association in the 7th District. They're</p> <p>3 expressing their strong support for this</p> <p>4 project. They're very enthusiastic about</p> <p>5 bringing this project to the area and</p> <p>6 support WCRP's commitment to engage in</p> <p>7 local groups to refine the conceptual</p> <p>8 design and incorporate community</p> <p>9 preferences. As market-rate development</p> <p>10 continues to outpace affordable housing in</p> <p>11 their neighborhood, this project is a</p> <p>12 wonderful opportunity to provide housing</p> <p>13 for those in greatest need and ask they</p> <p>14 Land Bank to support the conveyance of</p> <p>15 these lots. That was signed by</p> <p>16 Nilda Pimentel-Perez.</p> <p>17 The other one was from</p> <p>18 West Kensington Ministry by</p> <p>19 Reverend Adan Mairena stating that they're</p> <p>20 expressing their strong support for WCRP's</p> <p>21 proposed project. They have been waiting</p> <p>22 for this type of development on City land</p> <p>23 for a long time and they're very much in</p> <p>24 support of WCRP, which has proven a track</p>	11
10	<p>1 record of developing and managing</p> <p>2 low-income housing and providing</p> <p>3 supportive services.</p> <p>4 MS. BROOKS: Jeremy Blatstein.</p> <p>5 MR. BLATSTEIN: Hello, Board.</p> <p>6 My name is Jeremy Blatstein. The only</p> <p>7 thing that needs to be discussed a little</p> <p>8 bit is the price tag; right? \$650,000 a</p> <p>9 door isn't necessarily sustainable across</p> <p>10 the City. This is obviously sustainable</p> <p>11 but because of the -- even though it's a</p> <p>12 low-income housing tax credit deal, but on</p> <p>13 a price per square foot, price per unit,</p> <p>14 you can't be building these across the</p> <p>15 City. That's the need for the private</p> <p>16 developer to come in and it's just</p> <p>17 something to think about when you're</p> <p>18 talking about the cost to build in the</p> <p>19 City for these subsidized projects.</p> <p>20 Thank you.</p> <p>21 MS. BROOKS: Sherman McLeod, are</p> <p>22 you for this project?</p> <p>23 MR. McLEON: No.</p> <p>24 MS. BROOKS: Thalia Giles.</p>	12

**Exhibit A**

**Meeting Minutes ~ February 10, 2026**

4 (Pages 13 to 16)

13	<p>1 MS. GILES: Good morning. My 2 name is Thalia Giles. I am The Director 3 of The Philly Deliberation Center and I 4 would like to express our strong support 5 for WCRP's affordable housing cost project 6 proposal, The Nayda Cintron Houses and its 7 request to require the City-owned lots. 8 We work very closely with NSCAN in the 9 neighborhood and I'm also a resident of 10 the Norris Square Community. I just want 11 to express my full support, because this 12 is truly affordable and inclusive housing. 13 They have considered elders. They have 14 considered disabled people. They have 15 considered families. I think that is 16 something our community needs. They have 17 also considered many rent-burdened and 18 people who live in overcrowded conditions, 19 which I think is very important in our 20 community, and it really proposes a vital 21 opportunity to provide housing for those 22 with the greatest need in our community. 23 Furthermore, I think this 24 development of this scale will help to</p>	15	<p>1 for us, that land is our land and it's our 2 neighborhood and every time you vote for a 3 project, you are making a decision on the 4 neighborhood, so I wish that The Land 5 Bank's process include the business of 6 asking the community. Why? This is the 7 real deal. This is affordable. We don't 8 use this word anymore. It's affordable to 9 low-income families that are the ones in 10 most need in The City of Philadelphia. So 11 the business of using the word affordable 12 lately, and I'm saying, affordable to 13 whom? Jackie Kennedy? Come on. So when 14 we say affordable, let's make sure we are 15 identifying the income levels that we're 16 helping out with housing. This is a great 17 project. It is creative because it really 18 is helping a variety of low-income 19 families that really, really need 20 affordable housing. So, kudos to you, 21 cause I'm sure you're going to approve it 22 100 percent, and then talk to the City 23 about making funding available for 24 low-income housing, not the Civetta type.</p>
14	<p>1 stimulate economic activity for the 2 surrounding small businesses and it's 3 something very important to us, and I also 4 just want to say that NSCAN and The Philly 5 Deliberation Center project suggested two 6 WCRP, along with Carlos Matos, to name the 7 housing project after Nayda Cintron, who 8 is very important to our community and one 9 of the founders of The Norris Square 10 Community Alliance and a long-time 11 community activist and educator. 12 We would be grateful if The Land 13 Bank Board supports the conveyance of the 14 lots to make this project real. 15 Thank You. 16 MS. BROOKS: Thank you. 17 Next is Patricia DeCarlo. 18 MS. DeCARLO: So my name is 19 Patricia DeCarlo. I was the Director of 20 the Norris Square Community Alliance for 21 30 years and this is the kind of 22 project that we want The Land Bank to 23 support in our neighborhood. Other 24 neighborhoods, that is their business; but</p>	16	<p>1 That doesn't help anybody in the 2 neighborhood. You've just benefited our 3 neighborhood if you do that kind of 4 project, right? So, keep in mind, 5 North Philly, East, Norris Square. That's 6 our neighborhood and that's what we want 7 you to do with our Land Bank lots. 8 Thank you. Have a great day and 9 kudos to WCRP who has been a great 10 developer, nonprofit, and Nayda Cintron, 11 who was the founder of The Norris Square 12 Community Alliance. Thank you. 13 MS. BROOKS: I'm going to need 14 you guys to start printing when you come 15 here. 16 Is there somebody here with the 17 last name Wolf? 18 MS. SAAH: Is this the person 19 who E-mailed us yesterday about the RFI, 20 the request for incrementation about 21 modular housing? 22 MS. BROOKS: We'll get to that. 23 MS. SAAH: That should be new 24 business at the end.</p>

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Exhibit A

Meeting Minutes ~ February 10, 2026

13	<p>1 MS. GILES: Good morning. My</p> <p>2 name is Thalia Giles. I am The Director</p> <p>3 of The Philly Deliberation Center and I</p> <p>4 would like to express our strong support</p> <p>5 for WCRP's affordable housing cost project</p> <p>6 proposal, The Nayda Cintron Houses and its</p> <p>7 request to require the City-owned lots.</p> <p>8 We work very closely with NSCAN in the</p> <p>9 neighborhood and I'm also a resident of</p> <p>10 the Norris Square Community. I just want</p> <p>11 to express my full support, because this</p> <p>12 is truly affordable and inclusive housing.</p> <p>13 They have considered elders. They have</p> <p>14 considered disabled people. They have</p> <p>15 considered families. I think that is</p> <p>16 something our community needs. They have</p> <p>17 also considered many rent-burdened and</p> <p>18 people who live in overcrowded conditions,</p> <p>19 which I think is very important in our</p> <p>20 community, and it really proposes a vital</p> <p>21 opportunity to provide housing for those</p> <p>22 with the greatest need in our community.</p> <p>23 Furthermore, I think this</p> <p>24 development of this scale will help to</p>	15	<p>1 for us, that land is our land and it's our</p> <p>2 neighborhood and every time you vote for a</p> <p>3 project, you are making a decision on the</p> <p>4 neighborhood, so I wish that The Land</p> <p>5 Bank's process include the business of</p> <p>6 asking the community. Why? This is the</p> <p>7 real deal. This is affordable. We don't</p> <p>8 use this word anymore. It's affordable to</p> <p>9 low-income families that are the ones in</p> <p>10 most need in The City of Philadelphia. So</p> <p>11 the business of using the word affordable</p> <p>12 lately, and I'm saying, affordable to</p> <p>13 whom? Jackie Kennedy? Come on. So when</p> <p>14 we say affordable, let's make sure we are</p> <p>15 identifying the income levels that we're</p> <p>16 helping out with housing. This is a great</p> <p>17 project. It is creative because it really</p> <p>18 is helping a variety of low-income</p> <p>19 families that really, really need</p> <p>20 affordable housing. So, kudos to you,</p> <p>21 cause I'm sure you're going to approve it</p> <p>22 100 percent, and then talk to the City</p> <p>23 about making funding available for</p> <p>24 low-income housing, not the Civetta type.</p>
14	<p>1 stimulate economic activity for the</p> <p>2 surrounding small businesses and it's</p> <p>3 something very important to us, and I also</p> <p>4 just want to say that NSCAN and The Philly</p> <p>5 Deliberation Center project suggested two</p> <p>6 WCRP, along with Carlos Matos, to name the</p> <p>7 housing project after Nayda Cintron, who</p> <p>8 is very important to our community and one</p> <p>9 of the founders of The Norris Square</p> <p>10 Community Alliance and a long-time</p> <p>11 community activist and educator.</p> <p>12 We would be grateful if The Land</p> <p>13 Bank Board supports the conveyance of the</p> <p>14 lots to make this project real.</p> <p>15 Thank You.</p> <p>16 MS. BROOKS: Thank you.</p> <p>17 Next is Patricia DeCarlo.</p> <p>18 MS. DeCARLO: So my name is</p> <p>19 Patricia DeCarlo. I was the Director of</p> <p>20 the Norris Square Community Alliance for</p> <p>21 30 years and this is the kind of</p> <p>22 project that we want The Land Bank to</p> <p>23 support in our neighborhood. Other</p> <p>24 neighborhoods, that is their business; but</p>	16	<p>1 That doesn't help anybody in the</p> <p>2 neighborhood. You've just benefited our</p> <p>3 neighborhood if you do that kind of</p> <p>4 project, right? So, keep in mind,</p> <p>5 North Philly, East, Norris Square. That's</p> <p>6 our neighborhood and that's what we want</p> <p>7 you to do with our Land Bank lots.</p> <p>8 Thank you. Have a great day and</p> <p>9 kudos to WCRP who has been a great</p> <p>10 developer, nonprofit, and Nayda Cintron,</p> <p>11 who was the founder of The Norris Square</p> <p>12 Community Alliance. Thank you.</p> <p>13 MS. BROOKS: I'm going to need</p> <p>14 you guys to start printing when you come</p> <p>15 here.</p> <p>16 Is there somebody here with the</p> <p>17 last name Wolf?</p> <p>18 MS. SAAH: Is this the person</p> <p>19 who E-mailed us yesterday about the RFI,</p> <p>20 the request for incrementation about</p> <p>21 modular housing?</p> <p>22 MS. BROOKS: We'll get to that.</p> <p>23 MS. SAAH: That should be new</p> <p>24 business at the end.</p>

**Exhibit A**

**Meeting Minutes ~ February 10, 2026**

17	<p>1 MS. BROOKS: Yes. All right. I</p> <p>2 believe there are no other comments, so I</p> <p>3 would entertain a motion. Please say your</p> <p>4 name.</p> <p>5 MS. GONZALEZ: Maria Gonzalez.</p> <p>6 I make a motion to approve the</p> <p>7 disposition.</p> <p>8 MR. JOHNS: Michael Johns.</p> <p>9 I seconded.</p> <p>10 MS. BROOKS: All of those in</p> <p>11 favor, please indicate by saying I.</p> <p>12 (Unanimous vote.)</p> <p>13 MS. BROOKS: Anybody oppose?</p> <p>14 (No response.)</p> <p>15 MS. BROOKS: Thank you.</p> <p>16 So now we have moved to our</p> <p>17 Agenda for public comments.</p> <p>18 You are welcome to come up now,</p> <p>19 Ms. Wolf. We have our public speaker</p> <p>20 ready. State your name.</p> <p>21 MS. KING-WOLF: My name is</p> <p>22 Sloan Ebonie King-Wolf.</p> <p>23 MS. BROOKS: Thank you.</p> <p>24 MS. WOLF: I want just want to</p>	19	<p>1 reduces overhead, project costs and makes</p> <p>2 the project more attractive to lenders and</p> <p>3 sponsors because timelines are tighter,</p> <p>4 the outcomes are measured. It's about</p> <p>5 structure integrity. Now, let's break</p> <p>6 down why this works. You are the frame of</p> <p>7 modular and strategy, okay, and,</p> <p>8 basically, I'm connected to the money and</p> <p>9 burnout, so I'm just going to leave it at</p> <p>10 that. Thank you.</p> <p>11 MS. BROOKS: Thank you.</p> <p>12 I just want to note the RFI that</p> <p>13 was issued by the department's planning,</p> <p>14 it doesn't come to The Land Bank</p> <p>15 necessarily, but thank you for your</p> <p>16 comments nevertheless.</p> <p>17 Mr. Blatstein, did you have</p> <p>18 another public comment?</p> <p>19 MR. BLATSTEIN: Yes.</p> <p>20 Jeremy Blatstein.</p> <p>21 Similarly, it's a process.</p> <p>22 There just needs to be clarity in terms of</p> <p>23 the meetings that are held for these</p> <p>24 projects and what is expected in the</p>
18	<p>1 thank you for the opportunity.</p> <p>2 Modular housing isn't just a</p> <p>3 construction method, it is a system</p> <p>4 strategy. It allows us to reduce build</p> <p>5 time, control costs and increase</p> <p>6 predictability and delivery. Traditional</p> <p>7 development can take 12 to 18 months</p> <p>8 before a unit comes on-line. Modular</p> <p>9 expresses the timeline significantly</p> <p>10 because construction happens in parallel,</p> <p>11 site prep and fabrication and at the same</p> <p>12 time improvement. In a workforce</p> <p>13 community standpoint, modular creates</p> <p>14 efficiency without sacrificing quality.</p> <p>15 It gives mobility, the ability to respond</p> <p>16 to housing demand faster, while also</p> <p>17 creating pathways for local partnerships</p> <p>18 in logistics, assembly and site</p> <p>19 development. The key isn't just the box,</p> <p>20 it is echo system, land acquisition,</p> <p>21 regulatory coordination and long-term</p> <p>22 sustainable, too. If we want to talk</p> <p>23 about voluntary fatigue and limited</p> <p>24 funding, modular becomes a luxury. It</p>	20	<p>1 developers; right? I think that at times</p> <p>2 it's confusing to everybody, so I think</p> <p>3 clarification of who those meetings are</p> <p>4 for, how the process should be, who's</p> <p>5 allowed to be at the meetings, who should</p> <p>6 not be at the meetings, how involvement of</p> <p>7 City Council Members, who should or should</p> <p>8 not be involved in the meetings. Just all</p> <p>9 needs to be discussed based on some of the</p> <p>10 events that have happened over the last</p> <p>11 couple weeks or months. Additionally, I</p> <p>12 brought it up earlier and I will bring it</p> <p>13 up again today in terms of just the</p> <p>14 clarification and I think that this is</p> <p>15 getting worked on in terms of what the</p> <p>16 plan is per district for the city-owned</p> <p>17 land. I think for The Land Bank, it's</p> <p>18 useful dialogue that should be happening.</p> <p>19 It's actually happening with the RFP</p> <p>20 process, but it should continue. Maybe</p> <p>21 encourage our district members to have</p> <p>22 that conversation in public to understand</p> <p>23 what is going on with The Land Bank.</p> <p>24 Thank you.</p>

**Trifecta Court Reporting**  
215.853.6777

**Exhibit A**

Meeting Minutes ~ February 10, 2026

6 (Pages 21 to 24)

21	<p>1 MS. BROOKS: Thank you.</p> <p>2 I don't believe we have anyone</p> <p>3 else signed up for public comments.</p> <p>4 MS. DeCARLO: I do.</p> <p>5 MS. BROOKS: Yes.</p> <p>6 MS. DeCARLO: So I need to</p> <p>7 understand what happened with the Civetta</p> <p>8 project and what is the process that</p> <p>9 follows up. We had a meeting, another one</p> <p>10 with the community. It was all voted no</p> <p>11 to abstain and then we see that it's</p> <p>12 withdrawn from the agenda. Is it coming</p> <p>13 back? What is the process? Do you</p> <p>14 just -- how many times does it get voted</p> <p>15 no? What are you going to do? What is</p> <p>16 the procedure at The Land Bank? Why did</p> <p>17 it get withdrawn? Is it coming back?</p> <p>18 So I'm waiting for an answer.</p> <p>19 MR. RODRIGUEZ: Angel Rodriguez,</p> <p>20 Executive Director.</p> <p>21 So the item was removed from the</p> <p>22 agenda at the request of the developer.</p> <p>23 The Land Bank Board has not issued a</p> <p>24 dispositive response either yeah or nay,</p>	23
22	<p>1 so the developer can bring the project</p> <p>2 back. So we'll actually have a</p> <p>3 conversation with them when they expect to</p> <p>4 have this agenda item placed on the</p> <p>5 March Board. The Board when they tabled</p> <p>6 it back in November had asked for a</p> <p>7 60-day period and required that Civetta</p> <p>8 have a community meeting per your comment.</p> <p>9 They did have that meeting, in which case</p> <p>10 they were supposed to come back to</p> <p>11 The Board and The Board was supposed to</p> <p>12 determine whether they would transfer the</p> <p>13 properties or dispose of the properties or</p> <p>14 not. So that's basically the status as of</p> <p>15 right now.</p> <p>16 MS. DeCARLO: Just so you know,</p> <p>17 the result of that meeting was everybody</p> <p>18 said no.</p> <p>19 MS. BROOKS: We see this as an</p> <p>20 agenda item. It's not currently on our</p> <p>21 agenda.</p> <p>22 MS. DeCARLO: Right. But it's</p> <p>23 to me as a resident of that neighborhood</p> <p>24 that has now come to -- excuse me. How</p>	24
	<p>1 many meetings of The Land Bank have I been</p> <p>2 to this year? What is it, five? All on</p> <p>3 the Civetta project, all saying, no.</p> <p>4 Always it's a no and is it still, oh, they</p> <p>5 can come back?</p> <p>6 MS. SAAH: Can I explain why?</p> <p>7 Our bylaws and the state law requires that</p> <p>8 for any dispositions of property worth</p> <p>9 over \$50,000 there has to be at least six</p> <p>10 votes either for or against. We have</p> <p>11 never had six votes either for or against</p> <p>12 the project, which is why the developer</p> <p>13 can continue to ask to have The Board vote</p> <p>14 on it.</p> <p>15 MS. DeCARLO: Come on you guys.</p> <p>16 MS. BROOKS: Thank you.</p> <p>17 MS. DeCARLO: Next time let's do</p> <p>18 it. Do you know what it is to live in</p> <p>19 that neighborhood and have to put up with</p> <p>20 this?</p> <p>21 MS. BROOKS: I'm going to ask</p> <p>22 that you save your comments until it comes</p> <p>23 back on this agenda. I'm sure we'll see</p> <p>24 you. Thank you.</p>	

**Trifecta Court Reporting**  
215.853.6777

**Exhibit A**

Meeting Minutes ~ February 10, 2026

7 (Page 25)

<p>1                    CERTIFICATION 2 3                    I, KORRIN M. CAMILLO, RPR, a Professional 4 Reporter, do hereby certify that the foregoing 5 is a true and accurate transcript of the 6 stenographic notes taken by me in the 7 aforementioned matter on February 10, 2026. 8 9 10 11 12 13 14 15 16 17 18                    ----- 19                    KORRIN M. CAMILLO, RPR 20 21 22 23 24</p>	<p>25</p>

Trifecta Court Reporting  
215.853.6777

**Exhibit B**



**CITY OF PHILADELPHIA**  
**CITY COUNCIL**

JAMIE R. GAUTHIER  
ROOM 316, CITY HALL  
Philadelphia, PA 19107  
(215) 686-0460 or 0459  
Fax 215-686-1929

**COMMITTEES**

Chair  
Committee on Housing, Neighborhood  
Development, and the Homeless  
Committee on the Environment

**Member**

Committee on Appropriations  
Committee on Rules  
Committee on Public Safety  
Committee on Education  
Committee on Commerce and Economic  
Development  
Committee on Children and Youth  
Committee on Public Property and  
Public Works  
Committee on Licenses and Inspections

February 6, 2026

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

Dear Executive Director Rodriguez:

I am writing to express my support for the disposition application submitted by Philadelphia Technician Training Institute that is being reviewed at this month's board meeting.

I am impressed by PTTI's vision and forethought, identifying the need for expanded vocational schooling options in West Philadelphia and mobilizing to bring this to reality. I am also appreciative for the time the PTTI team has invested in engaging the East Parkside community, providing multiple opportunities for input and ways to learn about PTTI's current offerings in North Philadelphia.

PTTI has purchased multiple adjacent properties on the private market in order to make this land assemblage possible. Without this work, we'd be left with an awkwardly shaped piece of publicly controlled vacant land that is much less developable. Not only does this maximize the impact and opportunity of this land, but it also fills a unique need for this community that we would not be able to meet otherwise.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "J. Gauthier".

Jamie R. Gauthier  
Councilmember, 3<sup>rd</sup> District

**Exhibit C**

**RESOLUTION NO. 2026 - 3**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
3902 AND 3906 W. GIRARD AVENUE AND 3911-15 CAMBRIDGE STREET TO  
PHILADELPHIA TRAINING TECHNICIAN INSTITUTE**

**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 3902 West Girard Avenue, 3906 West Girard Avenue, and 3911-15 Cambridge Street (collectively, the “**Property**”) to Philadelphia Technician Training Institute (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 and 00/100 U.S. Dollars (\$3.00) 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 February 10, 2026.**

**Exhibit D**



**CITY OF PHILADELPHIA  
CITY COUNCIL**

QUETCY M. LOZADA  
ROOM 316, CITY HALL  
PHILADELPHIA, PA 19107  
(215) 686-3448 OR 3449  
Fax No. (215) 686-1936

February 10, 2026

COUNCILMEMBER – 7<sup>TH</sup> DISTRICT

Angel Rodriguez  
Senior Vice President of Land Services  
Executive Director, Philadelphia Land Bank  
1234 Market Street, 17<sup>th</sup> Floor  
Philadelphia, PA 19107

**RE: NAYDA CINTRON LP (WCRP DEVELOPER)**

Dear Mr. Rodriguez,

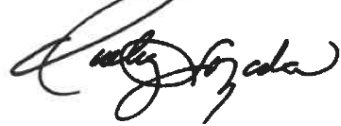
I would like to express my support for the Women's Community Revitalization Project's Affordable Rental and Special-Needs Housing Development project. This project includes 40 units for low-income households to be constructed within the 7th council district, specifically at the intersection of N. Fairhill and Cumberland Streets. This project will transform a vacant and blighted lot and reintegrate it back into the neighborhood fabric with the creation of beautiful new affordable housing.

Nayda Cintron Apartments will be a strong addition to the Fairhill neighborhood of the 7th Council District, and I can attest that my constituents would greatly benefit from this project. I am especially enthusiastic that the project will have a vast range of benefits to the district including providing supportive services to tenants, meeting Enterprise Green Communities and Energy Star for Homes sustainability standards in order to reduce the carbon footprint of the development, developing a mix of 1, 2 and 3-bedroom unit sizes in order to support families, providing benefits from rent subsidies for tenants in need, and providing wheelchair accessible units to ensure accessibility.

**Exhibit D**

This project will help to promote equitable development throughout Fairhill and shows commitment to the residents by addressing the need for affordable housing and community development in the district. My office fully supports this project, and I look forward to continuing to work with WCRP.

Respectfully,

A handwritten signature in black ink, appearing to read "Quetcy M. Lozada". The signature is fluid and cursive, with a large initial "Q" and "L".

Quetcy M. Lozada  
Councilwoman, 7<sup>th</sup> District

## Exhibit D

**HERE TODAY, HERE TO STAY!**



January 30, 2026

Mr. Angel Rodriguez  
Executive Director, Philadelphia Land Bank  
Senior Vice President, Land Management, PHDC  
1234 Market Street  
Philadelphia, PA 19107

Re: 515-33 W. Cumberland Street, 2502,  
2504, 2506, 2508, 2511-21, 2543-51 N.  
Fairhill Street, 2506-22, 2524, 2526,  
2534-42 N. Reese Street

Dear Mr. Rodriguez,

On behalf of the NSCAN Neighborhood Association, I am writing to express our strong support for WCRP's affordable housing proposal and its request for the acquisition of city-owned lots.

On January 20, 2026, our group unanimously approved a motion to endorse this development for the second time. We are enthusiastic about bringing a truly affordable project to the area and appreciate WCRP's commitment to engaging local groups to refine the conceptual design and incorporate community preferences during the marketing phase.

As market-rate development continues to outpace affordable housing in our neighborhood, many residents remain rent-burdened or live in overcrowded conditions. This project presents a significant opportunity to provide housing for those in greatest need. Furthermore, a development of this scale will generate jobs and stimulate economic activity for the surrounding small businesses.

We would be grateful if the Land Bank board supports the conveyance of these lots. Thank you for your time and consideration.

**Exhibit D**

Sincerely,



Nilda L. Pimentel-Perez  
Chair, NSCAN Neighborhood Association

CC: Mrs. Angela D. Brooks, Chairwoman, Landbank Board  
Hon. Quetcy Lozada, Council Member, 7th District  
Mr. Kelvin A. Jeremiah, President and CEO, PHA  
Lorissa Luciani, Executive Director, WCRP

[CONTACT@NSCANPHILLY.ORG](mailto:CONTACT@NSCANPHILLY.ORG)

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147 SUSQUEHANNA AVENUE | 267-320-7981 | PHILADELPHIA PA 19133

**Exhibit D**



January 26, 2026

Mr. Angel Rodriguez  
Executive Director, Philadelphia Land Bank 1234 Market Street  
Philadelphia, PA 19107

Dear Mr. Rodriguez,

I am writing to express our church's strong support for WCRP's proposed low-income housing development on City land in the Cumberland-Fairhill area.

We have been waiting for affordable developments of this type on City land to be developed. As presented, this project will create more than thirty permanent affordable housing units for low-income individuals, many of whom are currently priced out of the market due to skyrocketing rents. WCRP has a proven track record of not only developing and managing low-income housing but also providing excellent supportive services. We are confident that WCRP will help the future tenants thrive at this new location.

We ask the Land Bank Board to support the land transfer to allow this project to proceed and positively impact the lives of those in dire need of housing.

Thank you for your time and consideration. Best regards,

Rev. Adan A. Mairena  
West Kensington Ministry

cc: Hon. Quetcy Lozada, Councilwoman, 7th District  
Lorissa Luciani, Executive Director, WCRP

**Exhibit E**

**RESOLUTION NO. 2026 - 4**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
515-33 W. CUMBERLAND STREET; 2502, 2504, 2506, 2508, 2511-21 AND 2543-51 N. FAIRHILL  
STREET; 2506-22, 2524, 2526 AND 2534-42 N. REESE STREET TO  
COMMUNITY JUSTICE LAND TRUST**

**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 interest of the Land Bank to convey 515-33 West Cumberland Street; 2502, 2504, 2506, 2508, 2511-21 and 2543-51 North Fairhill Street; and 2506-22, 2524, 2526 and 2534-42 North Reese Street (collectively, the “**Property**”) to Community Justice Land Trust (the “**Purchaser**”) for the development of a forty (40) unit Low Income Housing Tax Credit rental development to be developed by Woman’s Community Revitalization Project and to be owned by Nayda Cintron LP, which will lease the Property from 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 Eleven and 00/100 U.S. Dollars (\$11.00) 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 February 10, 2026.**