

# City of Philadelphia



## Council of the City of Philadelphia Office of the Chief Clerk Room 402, City Hall Philadelphia

(Resolution No. 250589)

### RESOLUTION

Authorizing the Philadelphia Land Bank to dispose of 100 Emily Street, 2315 S. Marshall Street, 518 Pierce Street, 2549 S. 3rd Street, and 2117 S. 6th Street located in the 1st Councilmanic District in accordance with the terms of Chapter 16-700 of The Philadelphia Code.

WHEREAS, Section 16-706 of The Philadelphia Code authorizes the Philadelphia Land Bank ("Land Bank") to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in accordance with the requirements of Chapter 16-400 of The Philadelphia Code; and

WHEREAS, Subsection 16-404(3)(f) of The Philadelphia Code requires compliance with Subsection 16-601(1) of The Philadelphia Code; and

WHEREAS, Subsection 16-601(1)(c) provides that a material change requires Council's prior approval by resolution; and

WHEREAS, The entity approved by Council Resolution No. 250402 was BVG S Philadelphia AH, LLC has been revised to Trove Capital Affordable Housing, LLC; and

WHEREAS, The Land Bank Board of Directors (the "Board") has determined that it is in the best interest of the Land Bank to convey 100 Emily Street, 2315 S. Marshall Street, 518 Pierce Street, 2549 S. 3rd Street, and 2117 S. 6th Street (collectively, the "Property") for the development of homeownership housing, as revised. The homes to be developed on 2315 S. Marshall Street, 518 Pierce Street, and 2549 S. 3rd Street will be eligible for participation in the Neighborhood Preservation Initiative's Turn the Key program; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, AS FOLLOWS:

# City of Philadelphia

*RESOLUTION NO. 250589 continued*

SECTION 1. The Philadelphia Land Bank is hereby authorized to transfer title to 100 Emily Street, 2315 S. Marshall Street, 518 Pierce Street, 2549 S. 3rd Street, and 2117 S. 6th Street pursuant to Chapter 16-700 of The Philadelphia Code and Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.*, for the revised project.

# City of Philadelphia

*RESOLUTION NO. 250589 continued*

# City of Philadelphia

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CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the fifth day of June, 2025.

Kenyatta Johnson  
PRESIDENT OF THE COUNCIL

Elizabeth McCollum  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Squilla  
Sponsored by: Councilmember Squilla