



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

RESOLUTION NO. 250637

Introduced June 5, 2025

Councilmember Gauthier

RESOLUTION

Authorizing the Philadelphia Land Bank to dispose of 666 and 674 Union St; 3842, 3844, 3851, and 3855 Aspen St; 747 N 39th St; 3902 and 3906 Brown St located in the 3rd 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. 240979 was BKP Development Group, LLC, which has been revised to Mantua 10, 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 666 and 674 Union Street; 3842, 3844, 3851, and 3855 Aspen Street; 747 N. 39th Street; and 3902 and 3906 Brown Street (collectively, the "Property") for the development of homeownership housing, as revised. The homes to be developed on 666 and 674 Union Street; 3842, 3844, 3851, and 3855 Aspen Street; 747 N. 39th Street; and 3902 and 3906 Brown 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:

SECTION 1. The Philadelphia Land Bank is hereby authorized to transfer title to 666 and 674

City of Philadelphia

RESOLUTION NO. 250637 continued

Union Street; 3842, 3844, 3851, and 3855 Aspen Street; 747 N. 39th Street; and 3902 and 3906 Brown 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.