



1234 Market St., 17<sup>th</sup> Floor, Philadelphia PA 19107  
philadelphialandbank.org

## **Board of Directors Meeting**

**August 13, 2015**

**3:30 p.m.**

### **Agenda**

- 1 Roll Call
- 2 Public Comment
- 3 Approval of Minutes for the meeting of July 9, 2015
- 4 Updates
- 5 Acceptance of property transfers from City and related agencies
- 6 Adjournment

**This meeting is open to the public**

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**MEMORANDUM**

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Date: August 13, 2015  
To: Board of Directors  
From: John Carpenter  
Re: Acceptance of Property Transfers from City and Related Agencies

The resolution proposed for the Board's approval would expedite the process for transferring property from the City of Philadelphia, the Philadelphia Redevelopment Authority (PRA) and the Philadelphia Housing Development Corporation (PHDC) to the Land Bank by providing advance authorization for the Land Bank to accept the conveyance of properties from the City's land holding entities.

A primary mission of the Land Bank is to assemble and consolidate ownership of all vacant property presently owned by the City, PRA and PHDC to allow the Land Bank to serve as the single entity for disposition of those properties. The State Land Bank Act permits a land bank to acquire property from a municipality, a redevelopment authority and other parties and, similarly, the City's Land Bank Ordinance directs that the transfer and consolidation of all publicly-owned surplus properties be accomplished "with due speed and diligence."

As the Land Bank prepares to accept individual deeds to thousands of publicly-owned properties, we ask for the Board's approval to accept title to these properties.

Property transferred to the Land Bank by the City and PRA will have been approved by City Council resolution and property transferred from PHDC will have been approved by PHDC's Acquisition/Disposition Committee. Each property will be conveyed for nominal consideration and all costs related to transferring and recording title have either been waived or have been approved in the Land Bank's FY 16 budget.

The Executive Director will inform the Board as City Council and PHDC undertake consideration of each transfer approval and the Executive Director will provide the Board a monthly report of those properties that have been transferred to the Land Bank.

We therefore ask for your approval of the proposed resolution.

**RESOLUTION NO 2015 -**

**RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE TO PROPERTY FROM CITY OF PHILADELPHIA, PHILADELPHIA REDEVELOPMENT AUTHORITY AND PHILADELPHIA HOUSING DEVELOPMENT CORPORATION**

**WHEREAS**, the City of Philadelphia (“City”), the Philadelphia Redevelopment Authority (“PRA”) and the Philadelphia Housing Development Corporation (“PHDC”) are expected to transfer to the Philadelphia Land Bank (“Land Bank”) certain surplus property in accordance with the Land Bank’s enabling legislation, 68 Pa. C.S.A. § 2101, *et seq.* (“Land Bank Act”) and the City Ordinance governing the Land Bank, Chapter 16-700 of The Philadelphia Code (“Land Bank Ordinance”);

**WHEREAS**, the Land Bank Act allows the Land Bank to acquire real property and interests in real property by any means upon conditions and in the manner the Land Bank considers proper;

**WHEREAS**, the Land Bank Ordinance provides that a primary mission of the Land Bank is to assemble and consolidate ownership of all vacant property presently owned by the City, PRA and PHDC and directs that the transfer and consolidation of all such publicly-owned surplus properties be accomplished “with due speed and diligence;”

**WHEREAS**, all property transferred to the Land Bank by the City and PRA will have been approved by City Council resolution and property transferred to the Land Bank by PHDC will have been approved by PHDC’s Acquisition / Disposition Committee; and

**WHEREAS**, the Board desires to facilitate the conveyance of these publicly-owned properties by providing its authorization for the Land Bank to accept title to such properties.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Land Bank, that the Executive Director may on behalf of the Land Bank accept title to properties being conveyed for nominal consideration by the City of Philadelphia, the Philadelphia Redevelopment Authority and the Philadelphia Housing Development Corporation.

**FURTHER RESOLVING**, that the Executive Director is hereby authorized to prepare, execute, deliver and record all instruments, documents and agreements necessary to effectuate the purposes of this Resolution and to pay all incidental expenses of transfer, which instruments, documents and agreements shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Land Bank.