

PHILADELPHIA LAND BANK

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Land Bank was held on Thursday, August 13, 2015 commencing at 3:30 p.m. in the offices of the Philadelphia Housing Development Corporation, being its regular meeting place, 17th Floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

CALL TO ORDER

Mr. Badger announced that in the absence of Ms. Rashid, he will chair the meeting. Mr. Badger called the meeting to order at 3:30 p.m.

ROLL CALL

The following members of the Board of Directors reported present: Paul L. Badger, Jr., Vice Chair; Jennifer Kates, Secretary; Deborah McColloch, Treasurer; Anjali Chainani; Christian Dunbar; Nora Lichtash; Angel Rodriguez; Jennifer Rodriguez; and Herbert Wetzel.

The following members of the Board of Directors were not present: Majeedah Rashid and Courtney Voss.

The following staff members were present: Michael Koonce, John Carpenter, Nicholas Scafidi, Esquire, William Bradley, Christi Williams, Guy Thigpen, Victoria Welch and Paul Chrystie.

Public Attendees: The list of public attendees is attached to these minutes.

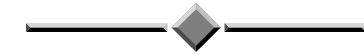
A quorum of directors was present and the meeting, having been duly convened, was ready to proceed with business.



Agenda Item 2 **Public Comment**

Mr. Badger asked if any member of the public wished to comment upon any item on the Board's agenda.

No attendee responded to Mr. Badger's invitation to comment.



Agenda Item 3
Approval of Board Minutes

Mr. Badger called for a motion to approve the minutes of the Board meeting of July 9, 2015.

Upon motion made and duly seconded, the minutes of July 9, 2015 were approved as presented.



Agenda Item 4
Updates

Mr. Badger asked staff for an update of Land Bank activities.

Mr. Koonce stated that he has met with several Council members to identify those City and PRA properties that may be transferred to the Land Bank, recognizing that properties already approved by Council for disposition through VPRC should continue through the VPRC disposition process.

Mr. Carpenter reported that staff has begun drafting the framework of an Acquisition Policy. He expects that the policy will be developed through conversations with the Board's Policy Committee, City government and outside stakeholders and may be ready for full Board consideration in the fall.

Mr. Carpenter also reported that a pilot project for property acquisition through tax foreclosure is being coordinated with several City departments. We are starting with three or four test cases before we undertake a broader approach to this type of acquisition.

Mr. Scafidi stated that staff will meet with the Board's Policy Committee to review a proposed procurement policy for full Board consideration this fall.



Agenda Item 5
Acceptance of Property Transfers from City and Related Agencies

Mr. Badger asked Mr. Carpenter to present this item.

Mr. Carpenter summarized the information stated in the Board Memorandum.

The Board asked if the FY 16 budget contemplated maintenance expenses for acquired properties. Staff responded that maintenance services will be performed through a combination of work by PHS and a maintenance contract that the Land Bank will secure through an RFP, the expense of which was included in the approved budget.

Board Action

Mr. Badger called for a motion on the resolution allowing the Land Bank to accept title to properties conveyed by the City, PRA and PHDC.

Upon motion made and duly seconded, the resolution was approved by unanimous vote of the Board as follows:

RESOLUTION NO. 2015 - 23

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.

ADJOURNMENT

There being no further business to come before the Board, Mr. Badger declared the meeting adjourned at 4:15 p.m.

SECRETARY TO THE BOARD

