

PHILADELPHIA LAND BANK

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Land Bank was held on Thursday, October 8, 2015 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

Ms. Rashid called the meeting to order at 3:36 p.m.

ROLL CALL

The following members of the Board of Directors reported present: Majeedah Rashid, Chair; 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 member of the Board of Directors was not present: Courtney Voss.

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

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

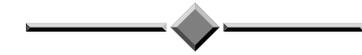
A quorum of directors was present and the meeting, having been duly convened, was ready to proceed with business.



Agenda Item 2 **Public Comment**

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

No attendee responded to Ms. Rashid's invitation to comment.



Agenda Item 3
Approval of Board Minutes

Ms. Rashid called for a motion to approve the minutes of the Board meeting of September 10, 2015.

Upon motion made and duly seconded, the minutes of September 10, 2015 were approved as presented.



Agenda Item 4
Updates

Ms. Rashid asked staff for an update of Land Bank activities.

Mr. Koonce informed the Board that PHDC Management has reached a tentative labor agreement with its employee union. The agreement will be voted upon by the entire union membership on October 16, 2015. If ratified, the agreement will allow the Land Bank to hire transferred and new staff to support Land Bank work.

Mr. Williams reported that the Land Bank audit is underway and progressing smoothly. He will provide additional information to the auditors by the end of October and expects a final audit report by mid-November. The report will then be shared with the Board's Finance Committee.

Mr. Bradley told the Board that the RFQ for a technical services consultant was issued and responses are due next week. He will distribute the responses and summary information to the Technical Advisory Committee for review and will submit their recommendation to the Board for its approval.

Mr. Thigpen stated that work continues on the updated pricing model and he expects that preliminary new pricing will be available in November. In response to the Board's questions, Mr. Thigpen stated that the new model will provide greater consistency and accuracy, particularly in fast-changing and emerging markets.

Also, the deed reconciliation project has now completed approximately 500 to 700 draft deeds which are being reviewed by the City and PHDC.

Mr. Scafidi reported that staff has begun consideration of disposition agreements for sale and development of Land Sale properties. We will ask individuals from the development and legal communities to join with Board members to discuss the terms of sale, development obligations and Land Bank remedies to be included in those agreements.

Mr. Carpenter reported that the Strategic Plan update should be ready for Committee review next week. We expect to hold a public hearing on November 5th and then submit the Plan to the Board and City Council. [Editor's Note: the public hearing was held on November 4, 2015]. In response to the Board's questions, Mr. Carpenter stated that notice of the public hearing will be posted on the website and notifications issued to those who subscribe to that service.

Finally, Mr. Koonce referenced his resignation notice, effective October 16, 2015, that he sent to Board members,. He thanked the Board for their dedication, commitment and support of the Land Bank during his tenure as Executive Director and commended their extraordinary talent and willingness to be actively and constructively involved with the Land Bank's development.

Each of the Board members thanked Mr. Koonce for his work as Executive Director; his expertise in City housing matters was a critical factor in allowing the Board to organize and plan the further development of the City's Land Bank.



ADJOURNMENT

There being no further business to come before the Board, Ms. Rashid declared the meeting adjourned at 3:58 p.m.

SECRETARY TO THE BOARD

PHILADELPHIA LAND BANK

Board of Directors

Thursday, October 8, 2015

3:30pm

GUEST SIGN-IN SHEET

<u>NAME</u>	<u>E-MAIL ADDRESS</u>	<u>COMPANY</u>
1) Steven Williams	swilliams@thepartnershipdc.org	The Partnership DC
2) Andrea Saah	andrea.saah@phila.gov	PCB
3) _____	_____	_____
4) _____	_____	_____
5) _____	_____	_____
6) _____	_____	_____
7) _____	_____	_____
8) _____	_____	_____
9) _____	_____	_____
10) _____	_____	_____
11) _____	_____	_____