

PHILADELPHIA LAND BANK**BOARD MEETING MINUTES**

A meeting of the Board of Directors of the Philadelphia Land Bank was held on Thursday, February 11, 2016 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 called the meeting to order at 3:42 p.m.

ROLL CALL

The following members of the Board of Directors reported present: Paul L. Badger, Jr., Vice Chair; Jennifer Kates, Secretary; 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; Deborah McColloch and Courtney Voss.

The following staff members were present: Nicholas Scafidi, Esquire, John Carpenter, William Bradley, Guy Thigpen, Victoria Welch, Andrea Saah 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

In the absence of Ms. Rashid, Mr. Badger chaired the meeting.

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

Mr. Jihad Ali raised his concern that the Board agenda does not set forth the substance of those items reported to the Board as “Updates.” The Board and staff responded that these reports are presented orally and that Board practice is to submit a written memorandum and proposed resolutions only when the Board is to vote on an agenda item.

Ms. Angela Floyd asked if the Land Bank has knowledge concerning approximately 20 properties on North 20th street that have been posted by a public agency. The Board responded that those properties are most likely part of PHA’s Sharswood project and may have been condemned by PHA.



Agenda Item 3
Approval of Board Minutes

Mr. Badger called for a motion to approve the minutes of the Board meeting of January 14, 2016.

Upon motion made and duly seconded, the minutes of January 14, 2016 were approved as presented. Ms. Rodriguez abstained from voting.



Agenda Item 4
Updates

Mr. Badger asked staff to provide their update of Land Bank activities.

Mr. Carpenter presented the Board with the 2nd Quarter financial statement and explained the major variances between budget and actual through December 2015, mostly affected by the transfer of VPRC staff into the Land Bank. With this additional staff and the acquisition of property which began in December, we anticipate higher expenses through the end of the fiscal year, but still within budget.

Mr. Bradley reported that JMT has begun planning for its work to improve the Land Bank’s ability to manage its land inventory, to report on acquisition and sales activity and to develop a more useful and user-friendly website. Those efforts will include outreach to several stakeholder groups, expected to begin by mid-March.

Mr. Scafidi recapped that City Council approved in December the transfer of 833 City properties into the Land Bank and that in January PRA adopted its resolution which was needed to effectuate the transfer of title into the Land Bank. In early February, both City Council and PRA authorized the transfer of several hundred additional City properties in the 2nd Council District into the Land Bank.

Also, in February, the PRA Board approved for transfer to the Land Bank approximately 247 parcels (in Council Districts 2, 6 and 7) from its inventory. Once the PRA properties have been approved by City Council, Land Bank staff will begin to prepare and record deeds.

The Board inquired about the Land Bank's ability to maintain its newly-acquired inventory. Staff responded that for this fiscal year, we have budgeted for maintenance of these properties and we have requested similar funding for FY 17.

Mr. Badger asked how long it will take Land Bank staff to record deeds to properties approved for transfer. Staff responded that the process is very labor-intensive, but we are gearing up for recording approximately 100 deeds per week.

The Board also asked about Expressions of Interest that have been received on Land Bank properties. Staff informed the Board that we have asked those who previously submitted EOI's to re-submit directly to the Land Bank. Further, we will begin to evaluate all EOI's to identify those that most likely qualify for acquisition of our properties.



ADJOURNMENT

There being no further business to come before the Board, Mr. Badger declared the meeting adjourned at 4:12 p.m.

SECRETARY TO THE BOARD

PHILADELPHIA LAND BANK

Board of Directors

Thursday, February 11, 2016

3:30pm

GUEST SIGN-IN SHEET

<u>NAME</u>	<u>COMPANY</u>	<u>E-MAIL ADDRESS</u>
1) JIHAD ALI	GUARDIAN	JIHAD@JIHADALI.COM
2) Tony Goodman	Exit Benchmark Realty	tcygood@aol.com
3) Alex Bailkin	Arete	tue77926@temple.edu
4) GEORGE VOUTSINOS	King & Queen Investment Properties LLC	gvoutsinos@kingqueenhomes.com
5) Winnie Branton	Branton Strategies	
6) JONATHAN GOWS	PHAR	jonathangows@gmail.com
7) Angela Floyd	Coldwell Banker Walker Real Estate	ANGIEFL@HOTMAIL.COM
8)		
9)		
10)		
11)		