



1234 Market St., 17th Floor, Philadelphia PA 19107
philadelphialandbank.org

PHILADELPHIA LAND BANK

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Land Bank was held on Thursday, March 10, 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

Ms. Rashid called the meeting to order at 3:39 p.m.

ROLL CALL

The following members of the Board of Directors reported present: Majeedah Rashid, Chair; Deborah McColloch, Treasurer; Anjali Chainani; Christian Dunbar; Nora Lichtash; Jennifer Rodriguez and Herbert Wetzel.

The following members of the Board of Directors were not present: Paul L. Badger, Jr., Jennifer Kates, Angel Rodriguez 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**

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

Mr. Ron Holt questioned the cost of maintaining 247 buildings. Staff responded that most the properties which the Land Bank has, and will, acquire are vacant land and only a few structures and that the Land Bank has budgeted for those maintenance costs.

Ms. Amy Laura Cahn commented on the Garden Program needing more clarity regarding lease/license agreements. She also suggested that leases should allow for a longer term (e.g., 5 years or more), having a standard lease form with plain English and asked what the criteria will be for garden acquisitions. She also noted that the Strategic Plan addressed the preservation of existing gardens and asked when garden parcels will be moving forward through the pilot acquisition program.

Mr. George Voutsinos inquired about the selection process when multiple Expressions of Interest on a lot or property are submitted. Staff responded that the Disposition Policy provides several specific ways to control that decision.

AGENDA ITEM 3 **Approval of Minutes**

Board Action

Ms. Rashid called for a motion to approve the minutes of the Board meeting of February 11, 2016.

Upon a motion made and duly seconded, the minutes of February 11, 2016 were approved as presented. Ms. Rodriguez abstained.

AGENDA ITEM 4 **Updates**

JMT Project

Mr. Bradley reported that the first user groups have been identified. He stated that JMT will help identify business needs, management of data, and report production. Staff from OIT, OHCD and City Planning are working collaboratively on this project.

Report on Transfer of Properties to Land Bank

Ms. Saah reported that staff continues to work on recording deeds for the approximately 1,150 properties approved for transfer by City Council and PRA. Within the next few weeks we expect to have recorded deeds into the Land Bank for approximately three hundred of those properties.

Report on Norris Choice Grant Project

Mr. Scafidi stated that City Council has approved the transfer of 42 city-owned properties into the Land Bank and that PRA will consider the approval for transfer of additional PRA properties at its April meeting. The Land Bank will then begin recording deeds for those properties, all in support of this Philadelphia Housing Authority project.

Appraisal Contracts

Mr. Scafidi informed the Board that the Land Bank received three proposals to provide appraisal services and that we intend to enter into contracts with each of those appraisers for contracts that will not exceed \$25,000 contract per appraiser.

Garden Program

Ms. Saah stated that there are approximately 150 requests for parcels in the public inventory that are for gardens uses. Ms. Chainani inquired if the geographic area has been identified. Ms. Saah stated that the gardens are located throughout the city.

Ms. Saah stated that they are working with community groups and individual gardeners to develop a long-term preservation plan. For new and existing gardens, the Land Bank expects to lease those properties. At next month's meeting, we expect to present our initial plan for garden preservation of existing garden sites on publicly owned land.

ADJOURNMENT

There being no further business to come before the Board, Ms. Rashid declared the meeting adjourned at 4:14 p.m.

SECRETARY TO THE BOARD

PHILADELPHIA LAND BANK

Board of Directors

Thursday, March 10, 2016

3:30pm

GUEST SIGN-IN SHEET

<u>NAME</u>	<u>COMPANY</u>	<u>E-MAIL ADDRESS</u>
1) GEORGE VOUTSINOS	King & Queen Investment Properties LLC	Gvoutsinos@kingqueenhomes.com
2) Cadence Bowden	Episcopal Community Services	cadenceb@ecsp Philly.org
3) Michael Lancaster	Philly Water	Michael.lancaster@phila.gov
4) Row Hoct	SHIPS	SENATOR.HOCT@GMAC.COM
5) Jenny Greenberg	Neighborhood Gardens Trust	jgreenberg@pennhart.org
6) AmyLarae Aitw	Public Int. Law Center	acahn@pubintlaw.org
7) Jessica Mammarella	Soil Generation	jess.mammarella@gmail
8) Winnie Branton	Branton Strategies wbranton@brantonstrategies.com	→
9) Katerina Bauffar	PILCOP	Kbauffar@pubintlaw.
10) Eric Boddin	CU SAKABZ	ERICBODDIN@PHILA.GOV
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