

PHILADELPHIA LAND BANK

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Land Bank was held on Thursday, June 9, 2016 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

Ms. Rashid called the meeting to order at 3:30 p.m.

Agenda Item 1

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; Nora Lichtash; and Courtney Voss (arriving 4:00 p.m.).

The following members of the Board of Directors were not present: Christian Dunbar, Jennifer Rodriguez and Herbert Wetzel.

The following staff members were present: Nicholas Scafidi, Esq., John Carpenter, Christi Jackson, William Bradley, 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

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

Ms. Rashid recognized Ms. Dianne Munroe who represents West Poplar Neighbors. Ms. Munroe raised her objections to the sale of 1140 Mt. Vernon Street. This neighborhood group has been maintaining the parcel for thirty years and would like to see it remain a garden. There is a mural on the property located at 1136 Mt. Vernon Street and construction on 1140 Mt. Vernon would

block the mural. 1138 Mt. Vernon has been sold and plans are being developed for the construction of a house. This would totally block the mural.

Ms. Munroe also requested that we assist in the preservation of the Dr. J mural located on Ridge Avenue. Deborah McColloch requested that the Land Bank staff obtain information.

Agenda Item 3

Approval of Board Minutes

Board Action

Ms. Rashid called for a motion to approve the minutes of the Board meeting of May 12, 2016.

Upon motion made and duly seconded, the minutes of May 12, 2016 were approved as presented.

Agenda Item 4

Updates

JMT Project

Mr. Bradley reported that only \$25,000 of the JMT contract has been spent to date. He will ask the Board at the July meeting to extend the contract. The initial contract was supposed to end in June.

Tax Sale Acquisitions

Mr. Carpenter reported that 13 properties were acquired at the May 24th Tax Sale. We anticipate another fifty-five properties within the next several months.

Property Transfers

Ms. Saah reported that over 1,100 properties have been transferred to the Land Bank. In addition, it is anticipated that another 800 deeds will be recorded by the end of August.

Agenda Item 5

Approval to Convey

Mr. Carpenter requested approval of the conveyance of 1140 Mt. Vernon Street to Gary R. Clarke and Rachel S. Collins for the construction of an owner occupied single family home. The sale price, based on an appraisal, is \$130,000.

Deborah McColloch requested that pictures of the mural located on 1136 Mt. Vernon be taken and memorialized for the community in the form of a plaque or framed presentation. Further, it was recommended that the Land Bank consult with the Mural Arts Program on the sale of a property that will impact the visibility of a mural.

Upon motion made and duly seconded, the sale of 1140 Mt. Vernon Street was approved as follows:

RESOLUTION NO. 2016 – 8

**RESOLUTION AUTHORIZING CONVEYANCE OF 1140 MT. VERNON STREET
TO GARY R. CLARKE AND RACHEL S. COLLINS**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank, subject to review of the Vacant Property Review Committee and resolution by City Council, and subject further to certain stated terms and conditions; and

WHEREAS, the Vacant Property Review Committee reviewed the transfer of 1140 Mt. Vernon Street at its public meeting held on April 12, 2016 and City Council approved this conveyance by resolution adopted on April 28, 2016.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The Land Bank determines that conveyance of 1140 Mt. Vernon Street (the “Property”) to Gary R. Clarke and Rachel S. Collins for the consideration of One Hundred Thirty Thousand Dollars (\$130,000) to be in the best interests of the Land Bank.
2. The conveyance of the Property complies with all terms and conditions of Section 16-707 of the Philadelphia Code.
3. The Executive Director is authorized to prepare, execute and deliver an agreement, deed and all other documentation necessary to effectuate the purposes of this Resolution which 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.
4. The Executive Director with the advice of General Counsel may allow modifications to this Resolution necessary or desirable to carry out its purposes and intents.

Agenda Item 6

Adoption of Disclosure and Disqualification Policy to Land Bank Staff

Mr. Carpenter requested the Board to extend the Land Bank's Disclosure and Disqualification Policy, as applicable to Board members, to all staff members.

A motion was made and approved to amend the proposed resolution to state that the policy would take effect provided it did not violate any collective bargaining unit contract.

Upon motion made and duly seconded, the amended Resolution was approved as follows:

RESOLUTION NO. 2016 - 9

RESOLUTION EXTENDING LAND BANK PUBLIC DISCLOSURE AND DISQUALIFICATION PROCEDURE FOR CONFLICT ISSUES TO LAND BANK STAFF

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Land Bank that:

1. The Public Disclosure and Disqualification Procedure for Conflict Issues adopted by the Board as Resolution No. 2015 - 21 shall be applicable to those employees who perform work on behalf of the Land Bank upon the condition that these procedures do not violate any contract with bargaining unit employees.

2. As applicable, the use of the term "Member" in the Policy shall be read to include any person who is considered Land Bank staff.

Other Business

Ms. Kates asked about status of the FY 17 budget. She requested an update on staffing, outstanding MOU's, cash flow and projected inventory and sales. She further requested that the Finance Committee meet prior to the next Board Meeting.

The Board thanked John Carpenter for his years of service and dedication to the creation, operation and success of the Philadelphia Land Bank.

There being no further business to come before the Board, Ms. Rashid declared the meeting adjourned at 4:350 p.m.

SECRETARY TO THE BOARD

PHILADELPHIA LAND BANK

Board of Directors Meeting

Thursday, June 9, 2016

3:30pm

GUEST SIGN-IN SHEET

NAME

1) Diane Mowbray

2) Eric Borzini

3) Vandelya Leach

4) _____

5) _____

6) _____

7) _____

8) _____

9) _____

10) _____

11) _____

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