

# **PHILADELPHIA LAND BANK**

## **BOARD MEETING MINUTES**

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A meeting of the Board of Directors of the Philadelphia Land Bank was held on Thursday, September 8, 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 3:52 p.m.

### **Agenda Item 1** **Roll Call**

The following members of the Board of Directors reported present: Majeedah Rashid, Chair; Jennifer Kates, Secretary; Richard DeMarco, Christian Dunbar, Frederick Purnell, Angel Rodriguez, Anna Shipp, Herbert Wetzell and Courtney Voss.

The following member of the Board of Directors was not present: Anjali Chainani.

The following staff members were present: Tania Nikolic, Nicholas Scafidi, Esq., Christi Jackson, Beau Bradley, Guy Thigpen, Andrea Saah, Victoria Welch and Paul Chrystie. Cathy Califano, Office of Planning and Development, and Gregory Heller, Philadelphia Redevelopment Authority, were also in attendance.

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 Mr. Jihad Ali who questioned the late start of the meeting and that the Board conducted, what he thought was, an Executive Session. He stated it appears that important issues are discussed in the pre-board meeting and that the public is not well informed with the activities of the Land Bank. He also inquired if the Ethics Ruling was on the website.

Ms. Rashid recognized Ms. Vandelyn Leach who stated that she did a search on a vacant lot and was unable to find it listed on the website.

**Agenda Item 3**  
**Approval of Board Minutes**

Ms. Rashid called for a motion to approve the minutes of the Board meeting of August 11, 2016. Upon motion made and duly seconded, the minutes were approved as presented.

**Agenda Item 4**  
**Updates**

**Property Transfers**

Ms. Saah stated that there has been much progress in the transfer of properties and the preparation of deeds as cited in the exhibit attached to the Board's agenda.

**Agenda Item 5**  
**Authorization to Acquire Certain Properties**  
**At Tax Foreclosure Sale**

Ms. Nikolic stated that one of the Land Bank's goals is to facilitate the acquisition and reuse of abandoned, tax delinquent properties. She stated that Land Bank has identified certain tax delinquent properties that are eligible for acquisition by the Land Bank. The intended re-use of these properties is for the development of sites for affordable housing. She requested that the Board authorize the Land Bank to acquire from the Philadelphia Sheriff's Office the properties identified in the proposed Resolution by tendering payment and receiving a deed transferring title to the Land Bank.

Ms. Rashid called for a motion to approve acquisition of the properties identified in the proposed Resolution. Upon motion made and duly seconded the Motion was approved as follows:

**RESOLUTION NO. 2016 - 16**

**RESOLUTION AUTHORIZING ACQUISITION OF  
TAX DELINQUENT PROPERTIES**

**WHEREAS**, the Commonwealth Land Bank Act, 68 Pa. C.S.A. §§ 2101, *et seq.*, authorizes a land bank to bid for and acquire property exposed for sale pursuant to the Municipal Claim and Tax Lien Law, 53 P.S. §§ 7101, *et seq.*;

**WHEREAS**, Section 16-705(2) of the Philadelphia Code authorizes the Philadelphia Land Bank (“Land Bank”) to acquire real property or interests in real property through all legal means, subject to certain stated terms and conditions.

**WHEREAS**, Section 16-705(3)(b) of the Philadelphia Code authorizes the Land Bank to acquire tax delinquent properties at sales conducted by, or on behalf of, the City of Philadelphia; and

**WHEREAS**, the Land Bank desires to acquire certain properties which have been exposed at tax sale.

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

1. The Land Bank is authorized to acquire the properties identified on the attachment to this Resolution in accordance with the provisions of the Commonwealth Land Bank Act and the Philadelphia Code.
2. The Interim Executive Director is authorized to prepare, execute and deliver all documentation necessary to effectuate the purposes of this Resolution.

There being no further business to come before the Board, Ms. Rashid declared the meeting adjourned at \_\_\_\_\_.

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SECRETARY TO THE BOARD