

**Board of Directors Meeting****October 13, 2016****3:30 p.m.****Agenda**

1. Roll Call
2. Public Comment
3. Introduction of New Board Members
4. Approval of Minutes for the Meeting of September 8, 2016
5. Updates
  - Renewal of Directors' and Officers' Liability Policy
  - Issuance of Point Breeze RFP & West Poplar RFP
  - VPRC approval of Civetta Property Group, LLC
  - VPRC approval of disposition of Norris CNI properties
  - Property Transfers
6. Authorization to Acquire Certain Properties at Tax Foreclosure Sale
7. Adjournment

**This meeting is open to the public**

# **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 Wetzl 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 4:15 PM.

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SECRETARY TO THE BOARD

**TAX-DELINQUENT PROPERTIES APPROVED FOR ACQUISITION  
FROM SEPTEMBER 17, 2016 TAX SALE**

2346 N. 21<sup>st</sup> Street

1443 N. Marston Street

1445 N. Marston Street

PHILADELPHIA LAND BANK

Board of Directors

Thursday, September 8, 2016

3:30pm

GUEST SIGN-IN SHEET

NAME

1) JIHAN Awi

2) MACE TSAREATE

3) VANDELYN LEACH

4) Paulette Adams

5) Blue Bird

6) \_\_\_\_\_

7) \_\_\_\_\_

8) \_\_\_\_\_

9) \_\_\_\_\_

10) \_\_\_\_\_

11) \_\_\_\_\_

COMPANY

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**MEMORANDUM**

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Date: October 7, 2016  
To: Board of Directors  
From: Nicholas Scafidi  
Re: Acquisition of Tax Foreclosure Properties

One of the Land Bank's goals is to facilitate the acquisition and reuse of vacant, tax delinquent property using authority created under the Pennsylvania Land Bank Act of 2012 and the Philadelphia Land Bank Ordinance of 2013 which allow a land bank to make a priority bid to acquire tax delinquent properties.

Over the past year the Land Bank, along with the City's Finance, Revenue, Planning and Law Departments, have identified tax delinquent properties that the Land Bank should acquire, among which are the properties identified below. These properties are expected to be included in future workforce housing initiatives in support of the Land Bank's Strategic Plan. The Land Bank chose these properties as part of a pilot project to establish and test the Land Bank's planning and acquisition tools. The Philadelphia Sheriff's Office has advertised these properties on their website and in print as part of their monthly tax sale scheduled for October 18, 2016.

We are requesting that the Board authorize the Land Bank to bid and acquire the following properties:

1410 N. 27th Street

1418 N. 27th Street

1440 N. 27th Street

1411 N. 28th Street

2720 Cabot Street

**RESOLUTION NO. 2016 –**

**RESOLUTION AUTHORIZING ACQUISITION OF  
TAX DELINQUENT PROPERTIES**

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**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 will be 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 bid for and 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.



**EXHIBIT TO BOARD RESOLUTION 2016 -**

1410 N. 27<sup>th</sup> Street

1418 N. 27<sup>th</sup> Street

1440 N. 27<sup>th</sup> Street

1411 N. 28<sup>th</sup> Street

2720 Cabot Street