

PHILADELPHIA LAND BANK

AUGUST 10, 2021 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, August 10, 2021, commencing at 10:00 a.m. via Zoom webinar, of which proper notices were given.

CALL TO ORDER

Ms. Fadullon called the meeting to order at 10:00 a.m.

Andrea Imredy Saah, Senior Counsel, made the following announcements:

Today's Board meeting is being held via an authorized communication device because of the continued closure of Land Bank offices to the public due to the pandemic. This meeting is being recorded. Questions and comments may be made using the Q&A button at the bottom of the screen. If you are calling in and not using the Zoom webinar link, you may ask questions or make comments by hitting *9 on your phone. You can also use the "raise hand" function at the bottom of the screen. Please do not use the chat function. If any member of the public has any issues submitting questions or comments, please send an email to Andrea.Saah@phdc.phila.gov.

Prior to today's Public Session, the Board held an Executive Session at which the Board received information about future in-person Board meetings held at the Land Bank's offices, Operating funds for Fiscal Year 2022, the process for the approval of the Land Bank's Fiscal Year 2022 Budget and Annual Audit, and a staffing update.

Item 1 **Roll Call**

The following members of the Board of Directors reported present: Anne Fadullon, Alexander Balloon, Richard DeMarco, Andrew Goodman, Michael Johns, Michael Koonce, Majeedah Rashid and Rick Sauer.

The following board members were absent: Eric Bodzin, Joshu Harris and Rebecca Lopez Kriss.

The following staff members were present: Jessie Lawrence, Angel Rodriguez, Andrea Imredy Saah, Esq., Brian Lanier, Cristina Martinez, Brian Romano and Carolyn Terry.

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, proceeded with business.

Item 2
Approval of Board Minutes

Ms. Fadullon called for questions or comments regarding the minutes of the Board meeting of July 13, 2021. There were none.

Ms. Fadullon noted that Board member Joshu Harris recused himself from the Board's consideration of the 2212 and 2214 Fernon Street disposition during the July Board meeting and that a letter of recusal will be attached to the approved Board meeting minutes.

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of July 13, 2021.

Mr. Johns moved to approve the minutes. Mr. Sauer seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the July 13, 2021 Board Meeting Minutes.

Item 3
Executive Director's Report

Mr. Rodriguez had no report this month.

Item 4
Property Dispositions

A. Development – Affordable Housing

- 2201 E. Tioga Street (CD1) – Sepviva Lofts, LLC – **TABLED**

Ms. Fadullon announced that this item was tabled because additional information for the project was received and had to be evaluated prior to presentation to the Board.

B. Side/Rear Yard Disposition

- 2003 N. Orkney Street – Carmen D. Carrasquillo & Ana A. Rosado (CD7)
- 2955 N. 8th Street – Gisela Valentin & Luis O. Lopez Cruz (CD7)

Ms. Fadullon stated that unless the Board had an objection, the side and rear yards would be presented and then approved by the Board as a group. The Board voiced no objections.

Mr. Lawrence asked the Board to authorize the disposition of 2003 N. Orkney Street to Carmen D. Carrasquillo and Ana A. Rosado as a side yard. Evidence of project financing has been provided. The applicants are compliant and in good standing with the City of Philadelphia. The project will not require an Economic Opportunity Plan, and the property will be subject to use restrictions as a side or rear yard.

Mr. Lawrence asked the Board to authorize the disposition of 2955 N. 8th Street to Gisela Valentin and Luis O. Lopez Cruz as a side yard. Evidence of project financing has been provided. The applicants are compliant and in good standing with the City of Philadelphia. The project will not require an Economic Opportunity Plan, and the property will be subject to use restrictions as a side or rear yard.

Ms. Fadullon asked if anyone from the Board had questions or comments. There were none.

Ms. Fadullon called for questions or comments from the public.

Ms. Imredy Saah read a letter from the 37th Ward RCO Coordinator and the Block Captain for 2900 N. 8th Street supporting the transfer of 2955 N. 8th Street to Luis Lopez Cruz and Gisela Valentin (attached to these minutes as **Exhibit A**).

Ms. Imredy Saah also announced that the fact sheet for 2955 N. 8th Street was corrected to reflect the assessed value as vacant land and not as a structure. The correct fact sheet will be included in the Board package posted on the website.

Ms. Fadullon recognized a volunteer with Iglesias Gardens, who spoke in support Mr. Cruz and Ms. Valentin acquiring their garden and asked the Board to approve the disposition.

Ms. Fadullon then called for a motion to approve the proposed dispositions.

Mr. Koonce moved to approve the disposition of 2003 N. Orkney Street to Carmen D. Carrasquillo and Ana A. Rosado and the disposition of 2955 N. 8th Street to Gisela Valentin and Luis O. Lopez Cruz. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 2003 N. Orkney Street to Carmen D. Carrasquillo and Ana A. Rosado (attached to these minutes as **Exhibit B**) and the Resolution Authorizing Conveyance of 2955 N. 8th Street to Gisela Valentin and Luis O. Lopez Cruz (attached to these minutes as **Exhibit C**).

Item 5 **Public Comment (Old & New Business)**

Ms. Fadullon called for questions or comments regarding old or new business. There were none.

Item 6 **Adjournment**

There being no further business to address, Ms. Fadullon called for a motion to adjourn the meeting.

Ms. Rashid moved to adjourn the meeting. Mr. Koonce seconded the motion.

Upon motion made and duly seconded, the Board voted to adjourn at 10:09 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET

PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
Tuesday, August 10, 2020 at 10:00 AM, held remotely using Zoom Webinar.

First Name	Last Name	Email
Harrison	Finberg	harrisonfinberg@gmail.com
Niaz	Butt	niaz.butt@gmail.com
Mara	Henao	marahenao02@gmail.com
Brian	Lanier	lakersfan1976@gmail.com
L	Elaine Johnson	president@laputts.com
Cristina	Martinez	Cristina.martinez@phdc.phila.gov
Carolyn	Terry - PHDC	Carolyn.Terry@phdc.phila.gov
Abdul- Rahim	Muhammad	icpic@rcn.com
Brian	Romano	brome22@aol.com
Iglesias	Garden	iglesias.garden@gmail.com
Ana	Rosado	ana.a.rosado@gmail.com

EXHIBIT A

Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107
Attention: Andrea Imredy Saah, Senior Counsel
Email: andrea.saah@phdc.phila.gov

August 8, 2021

Denise Anderson
2939 N 8th St.
Philadelphia, PA 19133
deniselaurelanderson@gmail.com

Dear Ms. Saah,

As the RCO Coordinator for the 37th Ward and the Block Captain for 2900 N 8th St, we would like to formally support the conveyance of 2955 N 8th St. to Luis Lopez Cruz and Gisela Valentin. Luis and Gisela are excellent neighbors on this block of 8th St, and will take good care of their side yard. We have been happy to see and hear their children playing in the lot, and look forward to it becoming officially theirs through this process.

Sincerely,

Denise Anderson	Daniel Anderson
2939 N 8 th St.	2939 N 8 th St.
37 th Ward RCO Coordinator	2900 8 th St. Block Captain

EXHIBIT B

RESOLUTION NO. 2021 – 42

**RESOLUTION AUTHORIZING CONVEYANCE OF
2003 N. ORKNEY STREET
TO CARMEN D. CARRASQUILLO AND ANA A. ROSADO**

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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2003 N. Orkney Street (the “**Property**”) to Carmen D. Carrasquillo and Ana A. Rosado (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on August 10, 2021.

Philadelphia City Council Resolution No. _____ dated _____

EXHIBIT C

RESOLUTION NO. 2021 – 43

**RESOLUTION AUTHORIZING CONVEYANCE OF
2955 N. 8TH STREET
TO GISELA VALENTIN AND LUIS O. LOPEZ CRUZ**

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 in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-404 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interest of the Land Bank to convey 2955 N. 8th Street (the “**Property**”) to Gisela Valentin and Luis O. Lopez Cruz (the “**Purchasers**”).

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

1. The conveyance of the Property to the Purchasers for One and 00/100 Dollar (\$1.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on August 10, 2021.

Philadelphia City Council Resolution No. _____ dated _____