

PHILADELPHIA LAND BANK

JUNE 14, 2022 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, June 14, 2022, via Zoom webinar, of which proper notices were given.

CALL TO ORDER

The meeting was called to order at 10:04 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 Covid pandemic. This meeting is being recorded. Questions and comments may be made using the Q&A or raised hand 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 pressing *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. Please note all questions and comments received by email or through the Q&A section will be included in the minutes.

Prior to today's Public Session, the Board held an Executive Session at which the Board received an update on the conservatorship action by Philadelphia Community Development Coalition, Inc. against the Philadelphia Land Bank, filed in the Court of Common Pleas in Philadelphia County, Case No. 211101394.

Item 1 **Roll Call**

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

Majeedah Rashid joined the meeting at 10:07 am.

The following Board member were absent: Maria Gonzalez, Joshu Harris, and Michael Johns.

The following staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Cristina Martinez, Mathen Pullakattu, Brian Romano, Carolyn Terry and Shelvia Williams.

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 May 10, 2021. There were none.

Ms. Fadullon called for a motion to approve the minutes. Mr. Balloon moved to approve the minutes. Ms. Lopez Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the May 10, 2021 Board Meeting minutes.

Item 3
Executive Director's Report

Mr. Rodriguez stated that there was no Executive Director's Report for this meeting.

Item 4
Property Dispositions

4.A. Development – Request for Proposals

Ms. Fadullon stated that the proposed disposition of 2609-27 Sears Street (including 1308-14 S. 26th Street) was tabled and would be considered at a future Board meeting.

4.B. Side/Rear Yard

- 6131 Baynton Street – Leah Koontz (CD 8)

Mr. Lawrence asked the Board to authorize the disposition of 6131 Baynton Street as a side/rear yard. Evidence of project has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The property will not be subject to an Economic Opportunity Plan but will be subject to use restrictions as a side/rear yard, an irrevocable power of attorney, and a right of re-entry.

Ms. Fadullon called for questions or comments from the Board. Ms. Lopez-Kriss asked for the assessed value for 6131 Baynton Street. Mr. Lawrence responded that the OPA value is \$6,000 and the appraised value is \$30,000. Ms. Lopez-Kriss then asked about the ownership on that block. Mr. Rodriguez responded there is a mix of public and private ownership.

Ms. Fadullon noted that Board member Majeedah Rashid had joined the meeting.

Ms. Fadullon called for questions or comments from the public. Ms. Fadullon called on Katrice C. Katrice has concerns about how land that is being gardened on by community members as

gardens and side yards is not being protected against developers and sheriff's sales. She voiced numerous complaints about the Land Bank's process and asked what the Land Bank is doing to help people keep the land, mediate between the developers and the community, and center the community in its decisions about land dispositions. Mr. Rodriguez provided information about how to apply for a side yard or garden on the PHDC website and provided Mr. Lawrence's email address in the Q&A for further follow-up.

Ms. Fadullon recognized Brittlea Keith, who asked for an explanation of the difference between the Office of Property Assessment's (OPA's) valuation and the appraised value of a property. Mr. Rodriguez explained the difference between the OPA assessment and the appraised value. OPA uses a different standard to establish a property's value for the purpose of assessing property taxes than the process by which appraisers determine the sales value of a property on the open market. Appraisals are always included in the Board package for each property proposed for disposition. Seeing no questions further questions from the Board or the public, Ms. Fadullon called for a motion regarding the proposed disposition to Leah Koontz.

Mr. Koonce moved to approve the disposition of 6131 Baynton Street to Leah Koontz as a side yard. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously adopted the Resolution Authorizing Conveyance of 6131 Baynton Street to Leah Koontz (attached to these minutes as **Exhibit A**).

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

Ms. Fadullon asked if anyone from the Board or the public wished to raise new or old business. Ms. Fadullon indicated that Land Bank staff would address any questions still in the Q&A section. Ms. Fadullon then recognized Leah Koontz, the applicant for 6131 Baynton Street. Ms. Koontz thanked the board for approving her side yard request and indicated that she would be happy to share everything she learned about the process with any other public attendees.

Item 6 **Adjournment**

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

Mr. Balloon moved to adjourn the meeting. Ms. Lopez-Kriss seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:19 am.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, June 14, 2022, at 10:00 AM, held remotely using Zoom Webinar.

User Name (Original Name)	Email
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PUBLIC COMMENTS SUBMITTED IN Q&A
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, June 14, 2022 at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
1	I'm interested in the side yard 2749 n 9th st	Keyla Colon	https://phdcphila.org/land/buy-land/
2	This is true in my case as well. I've been trying to purchase a land bank property via the side yard program for years, and have experienced red tape, people cutting communication, and the lack of proper resources to acquire side yard land. It seems like the land bank is unwilling to actually sell land to community members who want to utilize these programs.	Christopher Shuck	Please share the property you are applying for and your email and we will contact you.
3	@Angel, I am trying to purchase 3714 Wallace Street. My email is ceshuck@gmail.com I submitted an application to purchase this over a year ago, and recently emailed in a new application, as I've never received an official response from the first.	Christopher Shuck	Thank you we will reach out to you about your application.
4	Thank you Christopher for your insight and story. It's appreciated. Also, which staff member should I reach out to to continue this important and time sensitive convo regarding the side yard/community garden issue?	Katrice C.	Jessie.Lawrence@phdc.phila.gov
5	Thanks.	Katrice C.	

EXHIBIT A

RESOLUTION NO. 2022 – 12

**RESOLUTION AUTHORIZING CONVEYANCE OF
6131 BAYNTON STREET TO
LEAH KOONTZ**

WHEREAS, Section 16-707 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**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 6131 Baynton Street (the “**Property**”) to Leah Koontz (the “**Purchaser**”).

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 Purchaser for One and 00/100 U.S. Dollar (\$1.00) and a thirty (30) year mortgage for Twenty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 U.S. Dollars (\$29,999.00) 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 June 14, 2022.