

## **PHILADELPHIA LAND BANK**

### **JANUARY 11, 2022 BOARD OF DIRECTORS MEETING MINUTES**

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, January 11, 2022, via Zoom webinar, of which proper notices were given.

#### **CALL TO ORDER**

The meeting was called 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 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](mailto: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 updates about the Minority Developer Program and the process for streamlining the transfer of City-owned surplus properties into the Land Bank.

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

The following members of the Board of Directors reported present: Anne Fadullon, Alexander Balloon, Andrew Goodman, Richard DeMarco, Maria Gonzalez, Michael Johns, Rebecca Lopez Kriss and Majeedah Rashid.

The following Board members were absent: Joshu Harris, Michael Koonce and Rick Sauer.

The following staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Jamila Davis, Todd Hestand, Cristina Martinez, Mathen Pullakattu, 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 December 14, 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 December 14, 2021, Board Meeting minutes.

**Item 3**  
**Executive Director's Report**

Mr. Rodriguez reported that the first session for the first group of participants in the Minority Developer program was held on Monday, January 10<sup>th</sup>, 2022, and that there are multiple components to the program. There are sixteen (16) businesses participating in the program, and the session included twenty-five (25) individuals in attendance. There will be six sessions and a mock Request for Proposal (RFP), as well as a website added to the PHDC website with information about the program. PHDC plans to issue an RFP to the group in early February.

**Item 4**  
**Property Dispositions**

**1.A. Gardens/Open Space**

2257 Hope Street (CD7) – Impact Services Corporation

Mr. Lawrence proposed the disposition of 2257 Hope Street in the 7<sup>th</sup> Council District to Impact Services Corporation, a Pennsylvania nonprofit organization. The property will be stabilized and developed into managed open space. All debris will be cleaned out, the property will be fenced for the installation of a pollinator garden, and the remaining ground will be covered by environmental fabric. The proposal was unsolicited and evaluated pursuant to the current Disposition Policy. The property will be subject to a 30-year mortgage and permanently restricted for use as open space. The sale price is \$35,000, for which a mortgage will be placed on the property. Evidence of project financing has been provided, and the applicant is compliant and in good standing with the City of Philadelphia. The project will not require an Economic Opportunity Plan (“EOP”) and will be subject to an irrevocable power of attorney, a right of reentry, and a reverter provision.

Ms. Fadullon called for questions or comments from the Board. There were none.

Ms. Fadullon asked if questions or comments were received on this item prior to the Board meeting. Ms. Imredy Saah responded that none were received.

Ms. Fadullon noted for the record that there was a comment in the Q&A from Sara Palmer, Supervisor of the Kensington Library, expressing support for this application. All comments received are attached to these minutes.

Ms. Fadullon called for questions and comments from the public on this disposition. Casey O'Donnell from Impact Services Corporation stated that his organization was asked to help the library establish space for neighborhood programming with stabilization of this garden. Mr. O'Donnell indicated that he had reached out to other neighborhood groups and CDCs regarding their interest in this project. Since no other organization expressed an interest, Impact Services Corporation agreed to accept responsibility for this project.

Ms. Fadullon asked for a motion on the proposed disposition to Impact Services Corporation.

Ms. Rashid moved to approve the disposition as presented. Ms. Gonzalez seconded the motion.

Upon motion made and duly seconded, the Board voted unanimously to approve the Resolution Authorizing Conveyance of 2257 Hope Street to Impact Services Corporation, attached to these minutes as Exhibit A.

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

Ms. Fadullon asked if anyone from the public wished to raise new or old business. There was no response.

**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. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board unanimously voted to adjourn at 10:08 am.

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SECRETARY TO THE BOARD

**PUBLIC ATTENDANCE SHEET**  
**PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING**  
 Tuesday, January 11, 2022, at 10:00 AM, held remotely using Zoom Webinar.

User Name (Original Name)	Email
Casey O'Donnell He/Him	codonnell@impactservices.org
Guy Sheets# BSTI	gsheets@bstiweb.com
a weiss/SoLo	awfromhh5@gmail.com
Carolyn Terry	Carolyn.Terry@phdc.phila.gov
Owen Dublin	owendinvestor@gmail.com
Mathen Pullukattu	mathen.pullukattu@phdc.phila.gov
Nicole Clayton-Morgan	ncmorgan1@gmail.com
jamila.davis	jamila.davis@phila.gov
Kareem Groomes	kareem.groomes@phila.gov
Lynda White	lywbutler@aol.com
Todd Hestand# PHDC	todd.hestand@phdc.phila.gov
Councilmember At-Large Kendra Brooks	kendra.brooks@phila.gov
Brian Romano	brome22@aol.com
Bryon	bryonblue@yahoo.com
Cristina Martinez	cristina.martinez@phdc.phila.gov
jamika rodriguez	jamika.rodriguez@gmail.com
Sara Palmer (she/her)# on Lenape land	sarasusa@aol.com
Nicole Hostettler	tum94693@temple.edu

**PUBLIC COMMENTS SUBMITTED IN Q&A**  
**PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING**  
 Tuesday, January 11, 2022 at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer(s)
1	I wanted to introduce myself as the supervisor of the Kensington Library, adjoining the location under discussion; I'm here to express our support for the application.	Sara Palmer <a href="mailto:sarasusa@aol.com">sarasusa@aol.com</a>	Thank you for attending
2	is there any way to get the names of the businesses that are participating in the training program?	A Weiss/SoLo <a href="mailto:Awfromhh5@gmail.com">Awfromhh5@gmail.com</a>	The businesses have to grant permission to be identified. We will ask
3	what is the name of the training program?	A Weiss/SoLo <a href="mailto:Awfromhh5@gmail.com">Awfromhh5@gmail.com</a>	Minority Developer Program
4	Can the public see the list of 16 companies that are participating in the training program for minority business to acquire properties? <a href="mailto:gsheets@bstiweb.com">gsheets@bstiweb.com</a>	Guy Sheets, BSTI <a href="mailto:gsheets@bstiweb.com">gsheets@bstiweb.com</a>	See the previous answer given
5	Thank you so much!	Sara Palmer, Lenape land <a href="mailto:sarasusa@aol.com">sarasusa@aol.com</a>	We look forward to your new programming

**EXHIBIT A**

**RESOLUTION NO. 2022 – 1**

**RESOLUTION AUTHORIZING CONVEYANCE OF  
2257 HOPE STREET  
TO IMPACT SERVICES CORPORATION**

**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 2257 Hope Street (the “**Property**”) to Impact Services Corporation, a nonprofit organization under Pennsylvania law (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 Dollar (\$1.00) nominal consideration at settlement and a thirty (30) year self-amortizing mortgage of Thirty-Four Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$34,999.00) 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 January 11, 2022.**