

PHILADELPHIA LAND BANK

FEBRUARY 14, 2023 BOARD OF DIRECTORS MEETING MINUTES

A Regular Meeting of the Board of Directors of the Philadelphia Land Bank was held on Tuesday, February 14, 2023 via Zoom webinar, of which proper notices were given.

CALL TO ORDER

The meeting was called to order at 10:01 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 meeting agenda was reviewed and the possible February agenda was previewed.

Item I **Roll Call**

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

The following Board members were absent: Michael Koonce, Majeedah Rashid.

The following staff members were present: Angel Rodriguez, Jessie Lawrence, Andrea Imredy Saah, Esq., Jamila Davis, David Fecteau, Todd Hestand, Cristina Martinez, Mathen Pullukattu, 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 II
Approval of Board Minutes

Ms. Fadullon called for questions or comments regarding the minutes of the Board meeting of January 17, 2023. There were none.

Ms. Fadullon called for a motion regarding approval of the minutes. Mr. Balloon moved to approve the minutes. Mr. DeMarco seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the January 17, 2023, Board Meeting minutes.

Item III
Administrative Matters

A. Interagency Transfer

Mr. Lawrence asked the Board to authorize the conveyance of 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47 and 49 Rudy Robinson Way to the Philadelphia Housing Authority. The properties are owned by the Philadelphia Redevelopment Authority and have received approval to be transferred to the Land Bank for conveyance to PHA for disposition, reuse and/or management by PHA.

Ms. Fadullon called for questions or comments from the Board. Mr. Sauer asked for clarification regarding the purpose for which the properties are intended. Ms. Fadullon stated that the properties are part of the West Park Redevelopment.

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

Ms. Fadullon called for question or comments from the public. There were none.

Ms. Fadullon called for a motion regarding the interagency transfer to the Philadelphia Housing Authority.

Ms. Gonzalez moved to approve the transfer of the properties. Mr. Goodman seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Authorizing Conveyance of 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47 and 49 Rudy Robinson Way to the Philadelphia Housing Authority (attached to these minutes as Exhibit A).

B. Substitution of Developer Entity

Mr. Lawrence asked the Board to approve the entity known as 3434 Kensington, LLC as substitute for the entity known as GM Holdings, LLC, which was approved as the developer of a parking lot assemblage by Board Resolution 2022-47 on November 15, 2022. The substitution is requested to facilitate the consolidation of the properties the Land Bank is conveying – 3418, 3420 and 3422 Kensington Avenue – with the other properties in the project, which are already owned by 3434 Kensington, LLC. Both limited liability companies are controlled by the same member, and all other terms of the disposition will remain in force as approved.

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

Ms. Fadullon asked if any questions or comments were received prior to the Board meeting. Ms. Imredy Saah stated that none were received.

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

Ms. Fadullon called for a motion regarding the request to substitute the developer entity.

Mr. Goodman moved to approve the substitution. Mr. Balloon seconded the motion.

Upon motion made and duly seconded, the Board unanimously approved the Resolution Amending Resolution 2022-47 to Substitute 3434 Kensington, LLC for GM Holdings, LLC (attached to these minutes as Exhibit B).

Item IV
Public Comment (Old & New Business)

Ms. Fadullon recognized a question in the Q&A asking about the processing time once an application is submitted. Ms. Fadullon asked staff to respond to the question in the Q&A.

Ms. Fadullon asked for further questions or comments from the public.

Item V
Adjournment

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

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

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

Elaine Johnson asked that her question in the Q&A be answered before the meeting closed. Mr. Lawrence provided his email address, and Ms. Johnson confirmed receipt.

NOTE: All comments and questions submitted via the Q&A function follow the list of attendees attached to these minutes.

SECRETARY TO THE BOARD

PUBLIC ATTENDANCE SHEET
PHILADELPHIA LAND BANK BOARD OF DIRECTORS REGULAR MEETING
 Tuesday, February 14, 2023, 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, January 17, 2023, at 10:00 AM, held remotely using Zoom Webinar

#	Question	Asker Name	Answer
	What is the processing time once an application is submitted?	L Elaine Johnson	Per our disposition policy, we have 120 days to review but we tend to wrap up our reviews in much less.

Exhibit A

RESOLUTION NO. 2023 - 3

**RESOLUTION AUTHORIZING CONVEYANCE OF
1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47 AND 49 RUDY
ROBINSON WAY TO PHILADELPHIA HOUSING AUTHORITY**

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 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 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47 and 49 Rudy Robinson Way (collectively, the “**Property**”) to the Philadelphia Housing Authority (the “**PHA**”) for disposition, reuse and/or management as determined by the PHA.

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 PHA for Twenty-Five and 00/100 U.S. Dollars (\$25.00) is in the best interests of the Land Bank and is hereby approved.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
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 February 14, 2023.

Exhibit B

RESOLUTION NO. 2023 - 4

**RESOLUTION AMENDING RESOLUTION 2022-47 TO SUBSTITUTE
3434 KENSINGTON, LLC FOR GM HOLDINGS, LLC**

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”), pursuant to Resolution 2022-47 adopted on November 15, 2022 (the “Resolution”), approved the conveyance of 3418, 3420 and 3422 Kensington Avenue (collectively, the “Premises”) to GM Holdings, LLC to complete the expansion of an existing parking lot (the “Project”) located on adjacent properties owned by 3434 Kensington, LLC (the “Adjacent Properties”);

WHEREAS, completion of the Project requires the consolidation of the Premises with the Adjacent Properties under one owner;

WHEREAS, GM Holdings, LLC has requested that 3434 Kensington, LLC, an affiliate of GM Holdings, LLC, be substituted as the purchaser of 3418, 3420 and 3422 Kensington Avenue in order to facilitate the consolidation of the Premises with the Adjacent Properties;

WHEREAS, GM Holdings, LLC and 3434 Kensington, LLC are owned and managed by the same individual, and 3434 Kensington, LLC is in all respects qualified to serve as the purchaser of the Premises and developer of the Project;

WHEREAS, the Board has determined that it is in the best interests of the Land Bank to approve the substitution of 3434 Kensington, LLC for GM Holdings, LLC as purchaser of the Premises and developer of the Project, with all other terms of Resolution 2022-47 to remain in full force and effect;

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

1. The substitution of 3434 Kensington, LLC for GM Holdings, LLC as purchaser of the Premises and developer of the Project is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council. All other terms and conditions of the approved disposition of the Premises shall remain in full force and effect.
2. The conveyance of the Premises to 3434 Kensington, LLC complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
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 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.

Exhibit B

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 February 14, 2023.