

PHILADELPHIA HOUSING AUTHORITY MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

Thursday, April 7, 2015, 10 a.m., at 12 S. 23rd St., Philadelphia, PA 19103

The special meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order at approximately 10:15 a.m. by the Vice-Chair, Herbert Wetzel. Commissioners Camarda, Kurland and Murphy were in attendance in person, as well as President & CEO, Kelvin Jeremiah (“CEO Jeremiah”) and Board Secretary and General Counsel, Barbara Adams. Commissioner Danzy participated by conference call.

The Vice-Chair began the meeting by noting that the special meeting was being called in accordance with the By-Laws and the Pennsylvania Sunshine Act. He then asked for a moment of reflection in preparation for the meeting, before announcing that: 1) the Board had met in executive session at 9:45 a.m. to review confidential matters related to litigation; 2) the annual meeting of the Board will be on April 16, 2015 at 3 p.m.; 3) there will be only one agenda item for this meeting and no discussion by the Board on other matters; and 4) public comment would be welcomed under the usual procedures. The Vice-Chair also inquired whether there were any corrections or amendments to the minutes of the Board meeting of March 19, 2015. Hearing none, he asked for a motion to approve. Commissioner Murphy so moved, the motion was seconded and passed unanimously.

CEO Jeremiah reviewed the procedure for public comment at the Board meeting, noting that there would be an opportunity for public comment on the resolution prior to the vote on the resolution, as well as in a general public comment period at the end of the meeting.

One resolution was presented, which was unanimously approved.

Resolution 11772, attached in Appendix 1, was presented by Clare Ann Fitzgerald, Deputy General Counsel – Office of General Counsel, to authorize the Philadelphia Housing Authority (“PHA”) to conclude and execute an interagency agreement with the Philadelphia Redevelopment Authority (“PRA”), for the condemnation of property as necessary to proceed with the Queen Lane Redevelopment and to expend PHA funds for both PRA’s and PHA’s services and costs incident to the condemnation. Commissioner Kurland moved for approval of the resolution. The motion was seconded and, following the opportunity for public comment, of which there was none, the resolution was unanimously approved.

The meeting was then open for general public comment, of which there was none.

The Vice- Chair adjourned the meeting at approximately 10:20 a.m., following a motion from Commissioner Camarda to adjourn, which was seconded and unanimously approved.

Respectfully submitted,



Barbara Adams
Secretary
Philadelphia Housing Authority

APPENDIX 1

**THE PHILADELPHIA HOUSING AUTHORITY
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
12 S. 23rd St.
PHILADELPHIA, PA 19103
TUESDAY, APRIL 7, 2015, at 10 a.m.
AGENDA**

- A. **Call to Order** Lynette M. Brown-Sow, Chair of the Board of Commissioners
The Philadelphia Housing Authority Board of Commissioners
- B. **Remarks** Lynette M. Brown-Sow, Chair of the Board of Commissioners
Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held March 19, 2015, as distributed.
- D. **New Business**
 - 1. **RESOLUTION AUTHORIZING AN AGREEMENT WITH THE PHILADELPHIA REDEVELOPMENT
AUTHORITY FOR EMINENT DOMAIN SERVICES**

(Clare Ann Fitzgerald)
- E. **Public Comment**

RESOLUTION NO. 11772

RESOLUTION AUTHORIZING AN AGREEMENT WITH THE PHILADELPHIA REDEVELOPMENT AUTHORITY
FOR EMINENT DOMAIN SERVICES

WHEREAS, the Philadelphia Housing Authority ("PHA") has undertaken an affordable housing redevelopment (the "Queen Lane Redevelopment") of an area of Philadelphia located in Southwest Germantown at 301 Queen Lane and 317-327 Queen Lane (the "Redevelopment Site"); and

WHEREAS, the Queen Lane Redevelopment will promote the health and welfare of the citizens of Philadelphia by providing safe and sanitary dwelling accommodations for persons of low-income through construction of new housing; and

WHEREAS, in order to proceed with the Queen Lane Redevelopment as currently planned, PHA wishes to reaffirm PHA's title to the Redevelopment Site in light of a recent legal challenge to PHA's title; and

WHEREAS, due to the statutory authority, expertise, and resources of the Philadelphia Redevelopment Authority ("PRA") in acquiring property through eminent domain, PHA desires that PRA use its eminent domain authority pursuant to the laws of Pennsylvania to condemn the Redevelopment Site and transfer title back to PHA pursuant to an interagency agreement;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO and/or his designee(s) to conclude and execute an interagency agreement with the PRA, in accordance with the terms and conditions set forth in this Resolution, and undertake all other reasonable and necessary related actions for the condemnation of property as required to proceed with the Queen Lane Redevelopment, which condemnation includes, but is not limited to, the properties at 301 Queen Lane and 317-27 Queen Lane, and to expend PHA funds for both PRA's and PHA's services and costs incident to the condemnation.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/7/2015
Barbara Adams, General Counsel
ATTORNEY FOR PHA