



Pittsburgh Land Bank [PLB] Minutes

October 8, 2021

Convene:

The Chair called the meeting to order.

Roll Call:

Greg Miller called the Roll. Members Present: Rev. Burgess, Chair; Senator Fontana; Bobby Wilson; and Wanda Wilson

Initially, the PLB Board did not have a quorum. Quorum was achieved when Councilman Lavelle joined the PLB Board Meeting.

Public Comment:

There was no public comment.

Approval of Minutes:

◊ Motion to approve the September 2021 minutes was revisited when PLB quorum was achieved. **[W. Wilson/B. Wilson]** Passed unanimously.

Chairman's Report:

Rev. Burgess reported on the American Rescue Plan Act (ARPA) funding allocations for the Pittsburgh Land Bank. He announced that an Executive Session was to be held immediately following today's Board Meeting to discuss the ARP budget allocations in greater detail and the 6 Boggs Avenue Property Transfer Application submissions.

Executive's Report: Read by PLB Manager Greg Miller

- Update on an MoU between the PLB & URA that codifies an acquisition and disposition process
 - The existing Tri-Party Cooperation Agreement between the City, URA, and PLB does not state how the Land Bank can acquire URA or City-owned property.
 - This MoU will eventually be incorporated in the amended Tri-Party Coop Agreement.
 - In the meantime, PLB staff is working closely with the URA Legal Department to codify a process of how the PLB can acquire and dispose of property currently owned by the URA.
- Seeking Authorization to enter into an MoU between the PLB & PWSA that codifies a lien satisfaction process

- PLB staff is actively engaged with the Pittsburgh Water and Sewer Authority (PWSA) to create a Memorandum of Understanding (MoU) that codifies a lien satisfaction process.
- This MoU would ensure property the PLB acquires with PWSA liens has a process in place to either forego the total amount of money owed to PWSA or enter a lien satisfaction process.

◇ Motion to enter into an MoU between PLB & PWSA was revisited when PLB quorum was achieved.
[Fontana/Wilson] Passed unanimously.

- Pittsburgh Property Reserve Agreement with the City Law Department
 - Agreement that would permit outside counsel (GRB Law) to perform title service on behalf of the City to process the backlog of properties stuck in the PPR.
 - PLB staff has worked closely with the City Real Estate department and has identified forty-two properties from the PPR that should go through this process.
 - CDC groups have requested several other properties to go through the Pittsburgh Property Reserve process, but these did not make it through before the process ended. These properties will be presented to the board at the November meeting.
- Update on 6 Boggs Avenue
 - Thirteen individuals reached out with interest regarding the property.
 - Seven Property Transfer Applications have been submitted to PLB staff (*Due date was September 30th*).
 - PLB Board of Directors will discuss submissions during the Executive Session following the Board Meeting.
- Update on PLB Signage
 - Signage is required per the PLB's Policies & Procedures.
 - Signage must be posted at least thirty days prior to a Purchase and Sale Agreement. Signage must provide the name of the proposed purchaser and a description of the intended end use.
 - The process for community input and objection must be made clear (if fifteen or more interested parties object to the disposition of property, the sale of property is halted and the PLB Board will discuss whether the proposed end user is appropriate).

Finance Report:

- Greg Miller reviewed the September 2021 Expenditures

◇ Motion to approve the September 2021 Expenditures was revisited when PLB quorum was achieved.
[Lavelle/Wilson] Passed unanimously.

Legislative Updates:

Senator Fontana discussed the following:

- Municipal Claims Tax Lien Law (MCTTL)
 - The Bicameral Bipartisan Blight Task Force met on September 28th to list the Senate Bill 811 as a priority for the fall; although nothing was passed regarding the Land Bank they will reconvene at the end of October.

- Senator Fontana sent a letter to the Senate Urban Affairs and Housing Committee members requesting that SB 811 be brought up for vote.
- The following organizations reached out to show support: Pittsburgh Land Bank, Urban Redevelopment Authority of Pittsburgh, Pittsburgh Community Reinvestment Group, Housing Alliance of Pennsylvania, Grounded Strategies, Greater Pittsburgh Chamber of Commerce, Mayor Peduto, Allegheny County Economic Development, and both the Tri-COG and Potsdam Land Bank.

New Business

- Rev. Burgess stated that there was no new business.

Public Comment:

There was no public comment.

Adjournment:

The Chair called for adjournment.

◇ Motion to adjourn. **[Fontana/Wilson]** Passed unanimously.