



Board of Directors Meeting
Friday, December 10, 2021, 1:00pm
City Council Chambers

Web Access:

https://us02web.zoom.us/meeting/register/tZcoduqqrjssE9aKFmIny_sbTziv1HGTA6oF

Webinar ID: 835 1320 0692

Dial in: +1 929 205 6099 US (New York)

Passcode: 135556

- I. Roll Call (Dr. Diamonte Walker)
- II. Public Comment
- III. Approval of October 2021 Minutes – ACTION
- IV. Chairman’s Report
 - a. Welcome new Board Member Karen Breaan!
- V. Executive Director’s Update (Dr. Diamonte Walker)
 - a. Pittsburgh Land Bank – Year in Review
 - b. Authorization to enter Memorandum of Understanding that codifies a URA to PLB Property Transfer - ACTION
 - i. The Tri-Party Agreement, signed between the City of Pittsburgh (“City”), URA, and PLB, only articulated a process for transferring properties from the PLB to the URA and the City. The original Agreement did not provide for how properties would be transferred from the City or URA directly to PLB. Given the PLB’s ability to quickly and efficiently convey land to end users, it is vital that the URA and City are capable of transferring land to the PLB.
 - ii. A MOU has been negotiated between the URA and PLB, setting forth the rights and obligations of the Parties as it pertains to URA to PLB transfers, and in a manner consistent with the Pennsylvania Urban Redevelopment Law and the PLB’s Policies and Procedures. This process will allow for the URA to transfer properties to the PLB as part of a single Board action, providing for a more expedient transfer than the URA’s typical disposition process. The MOU has been approved by the URA’s Board of Directors and now needs PLB Board approval before becoming effective.
 - c. PLB/City/URA GRB Law Contract
 - i. The City of Pittsburgh is the owner of certain real property that is being held in the Pittsburgh Property Reserve (“PPR”) for transfer to local community groups for community projects. The PPR’s purpose is to quiet the title to these community assets and return them to productive reuse.
 - ii. The PLB is currently the administrator of the PPR and wishes to help support the City in quieting the titles to the remaining properties in the PPR. By providing extra in-kind support during this process, the title to the properties will be cleared faster and transferred quicker to community groups for stabilization/rehabilitation/construction, limiting further deterioration.



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- iii. The PLB has enlisted the help of local firm GRB to provide extra capacity support to the City in clearing these titles. GRB has been engaged by PLB to provide legal services directly to the City as part of a Donation Agreement between the City, PLB and GRB. Under the Agreement, GRB is tasked with filing Quiet Title Actions, naming any necessary interested parties as respondents, and prosecuting the Quiet Title Action until clear title has been provided by the Court. Once the court has provided clear title, the properties will be conveyed to the Community Group directly from the City.
- iv. The PLB will donate up to One-Hundred Fifty Thousand Dollars (\$150,000) of in-kind legal support to the City in clearing the PPR properties' titles. Payments will be made to GRB as titles are cleared. The term of the Agreement is set to last for 6 months, with the possibility of a 3-month extension if necessary to complete the Project.

d. Community Clean Up w/ Grounded Strategies and Operation Better Block

- i. The Pittsburgh Land Bank co-sponsored a community clean up on the corner of Idlewild and Lang in Homewood. This event brought together community members and other stakeholders for vacant lot advocacy. The event focused on repair work and gardening along a parcel of land maintained by Grounded Strategies. In attendance were many groups, including the Jr. Green Corps in Homewood, Bloomsburg University students, Community Stewards, and staff from the PLB, OBB, and Grounded.
- ii. The PLB is seeking to build strong partnerships with community stakeholders that maintain and steward vacant and abandoned property throughout the City of Pittsburgh. In addition to aiding with the maintenance, the Land Bank also purchased beverages and snacks for volunteers provided by two locally owned businesses, Everyday Cafe and Dana's Bakery.
- iii. The PLB hopes to engage in similar events throughout the communities in which it serves to remediate the effects, both seen and unseen, of vacant and blighted properties.

- VI. Finance Report (Joe Karlovits)
 - a. November Expenses
 - b. Budget vs. Actual
- VII. Legislative Updates (Senator Fontana)
 - a. Municipal Claims and Tax Lien Law
 - b. House Bill 610
- VIII. New Business
- IX. Public Comment
- X. Adjournment - **ACTION**

January 8 th	February 12 th	March 12 th	April 9 th
May 14th	June 11 th	July 9 th	August 13 th
September 10 th	October 8 th	November 12 th	December 10 th