

Pittsburgh Land Bank Board Agenda

Date/Time: Friday, June 10, 2022, at 1:00 PM



Web Access: <https://us02web.zoom.us/meeting/register/tZAldumtqDojGtS6qrE-yUhJWRCbc8E4SBHU>

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

Webinar ID: 848 1056 1900

Passcode: 545354

- I. Roll Call
- II. Public Comment
- III. Approval of May 2022 Minutes
- IV. Chairman's Report
 - a. Mayor Gainey's transition teams (Equitable Development, Education & Workforce Development, Infrastructure and Environment, and Community Health & Safety) released their report detailing recommendations to address the City's most pressing issues; one of the core issues identified is the lack of affordable housing in the City.
 - b. This stresses the importance of community ownership and control of land; especially in neighborhoods struggling with rising levels of displacement.
 - c. Pittsburghers have demanded, and rightfully deserve, a higher use and accessible process for the disposition and sale of vacant, abandoned and tax-delinquent parcels to satisfy the need for truly affordable housing.
 - d. *"Pittsburgh is facing an affordable housing crisis, and a bold response is needed"* - 2022 Transition Report.
- V. PLB/URA Staff Update
 - a. Welcome new staff member Karen Lamson – Pittsburgh Land Bank Admin-Assistant
 - i. Karen is joining the PLB through Pancoast Staffing Services Inc.
 - ii. Karen has experience in administrative assistance positions with various organizations and has been working with Pancoast for thirty years.
 - iii. In her free time, Karen takes advantage of Pittsburgh's outdoor recreational opportunities and enjoys kayaking along the City's rivers.
 - b. Pittsburgh Property Reserve (PPR) and GRB Law Agreement
 - i. The City has filed petitions to Quiet Title on multiple batches of properties included in the agreement:
 - i. Batch One – GRB is working through Motions for Alternative Service and Public Advertising; they have not received any opposition to petitions.
 - ii. Batch Two – GRB is working through Personal Service and Alternative Service for these properties.
 - iii. Batch Three and Four – GRB has drafted an additional twenty petitions which will be filed in groups of ten over the next few weeks.
 - iv. Batch Five – GRB will file these petitions in June 2022.
 - c. Tri-Party Cooperation Agreement
 - i. The Tri-Party Cooperation Agreement articulates a process for transferring properties between the PLB, URA and the City.

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- ii. Land Bank Staff, in consultation with City Law, are prioritizing completing the Tri-Party Cooperation Agreement Amendment to allow for transfers of City properties to the Land Bank.
 - iii. The PLB is currently working with the City on terms for Property transfers from the City to the PLB. The City has reviewed this agreement and responded to the amendment to the original Tri-Party agreement.
 - iv. PLB/URA/City partners will be having discussions with City Council representatives on anticipated amendments within the coming weeks.
- d. 3 Taxing Bodies Agreement
- i. The Pittsburgh Land Bank engaged GRB Law in drafting an agreement among the three taxing bodies (City, County, and School Board) about how they will handle, and potentially forgive, back taxes on distressed parcels of land.
 - ii. The PLB is exploring the possibility of a pilot project that would allow the Land Bank to move a small number of properties through the Sheriff's Sale in anticipation of the completed agreement.
 - iii. This allows the PLB to remain proactive while working through legislative and policy changes.
- e. Property Updates – 243 Meadow Street (124-P-199)
- i. The PLB took ownership of this property in 2019 with an outstanding lien that the Department of Labor and Industry was unwilling to forgo. Since then, the PLB has worked closely with the URA, outside counsel and the Department of Labor and Industry to obtain quiet title.
- f. Property Updates – 6 Boggs Avenue (4-L-133)
- i. The PLB Board of Directors approved a qualified end user for the purchase and renovation of this property. Unfortunately, this individual is retiring due to shortages in labor and materials.
 - ii. PLB/URA Staff will implement a Limited Request for Information (RFI) process with existing applications.
 - iii. The Board of Directors will receive more information as the process moves forward.
- VI. Finance Report
- VII. Legislative Updates (Sen. Fontana)
- a. Municipal Claims and Tax Lien Law
 - b. House Bill 610
 - c. House Bill 2209 (Rep. Major): allows land banks to establish a virtual quorum to conduct business. It also allows land banks to enter partnerships with local organizations to address homelessness. (Passed the house, awaiting action in the Senate).
 - d. House Bill 2210 (Rep. Pennycuick): Adds land banks to the list of entities that can be a conservator under the Abandoned and Blighted Property Conservatorship Act (Passed the house, awaiting action in the Senate).
- VIII. New Business
- IX. Public Comment

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X. Adjournment

2022 PLB Schedule

January 14 th	February 11 th	March 11 th	April 8 th
May 13 th	June 10 th	July 8 th	August 12 th
September 19 th	October 7 th	November 11 th	December 9 th