



Pittsburgh Land Bank [PLB] Minutes

May 13, 2022

Convene:

The Vice Chair called the meeting to order.

Roll Call:

Emily Kauchak (PLB Coordinator) called the roll. Members Present: Dr. Jamil Bey, Daniel Lavelle, Senator Wayne Fontana, Bobby Wilson, Steve Mazza, Wanda Wilson, and Karen Brean.

The PLB Board had a quorum.

Public Comment:

There were no public comments.

Approval of Minutes:

◇ Motion to approve the March 2022 and the April 2022 Board Meeting minutes passed unanimously.

Chairman's Report:

The Vice Chair asked the Board to stay after the meeting for an executive session during which the PLB qualified end user scorecard tool would be detailed and property dispositions and matters of real estate would be discussed.

PLB Staff Updates:

- Pittsburgh Land Bank and Pittsburgh Community Reinvestment Group Discussion
 - PLB/URA Staff and PCRG's Executive Leadership Team met on Friday, April 29th for a discussion centered on the 'Qualified End User' Considerations Scorecards tool. There are four scorecards to reflect the four types of dispositions the Land Bank oversees: vacant land, side yards, mixed use commercial properties, and residential properties. PCRG will be gathering feedback from member organizations and community groups on the Scorecards for PLB/URA staff.

- As a reminder, PCRG's Twelfth Annual Community Development Summit, [Re]Defining Equity, Equality, and Justice in Community Development will take place May 16th and 17th.
- Pittsburgh Property Reserve (PPR) and GRB Law Agreement
 - 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. Once the Tri-Party agreement is completed, the City will convey Hazelwood Initiatives Flowers Avenue properties to the Land Bank. The Land Bank will then initiate the Quiet Title process. The City has filed petitions to Quiet Title on ten (10) more PPR properties. There are currently twenty-two (22) petitions filed to date, with more forthcoming.
- Tri-Party Cooperation Agreement
 - The Tri-Party Cooperation Agreement articulates a process for transferring properties between the PLB, URA, and the City of Pittsburgh. 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. PLB/URA staff will be reviewing comments and responding accordingly.
- Authorization of Proposed Revision in PLB Policies and Procedures
 - The Pittsburgh Land Bank Board of Directors will vote to adopt a Pol Pro revision to allow for a non-competitive disposition process for individuals and community groups in the City of Pittsburgh.
 - Among the proposed edits are guidelines that allow for a Non-Competitive Disposition under the following proposed end uses:
 - Side Yards
 - Green Space
 - Affordable/Mixed Income or Workforce Housing
 - Development Assemblages where applicant owns a significant portion of the development site
 - Properties in the PPR
 - Community-based Facilities
 - If there is an approved vote by two-thirds of the entire Board of Directors

Director Wilson questioned why number 7, "If there is an approved vote by 2/3 of the entire Board of Directors" was included and why not just allow competition to occur.

After discussion,

◇ Motion to approve revision in Pittsburgh Land Bank Policies and Procedures: To adopt a Pol Pro revision to allow for a non-competitive disposition process for individuals and community groups in the City of Pittsburgh. The following conditions may qualify for directed sale: side yards, green space, affordable/mixed income or workforce housing, development assemblages where applicant owns a significant portion of the development site, properties in the Pittsburgh Property Reserve, community-based facilities, and a sale approved by 2/3 majority vote of the entire Board of Directors, **[Councilman Wilson/Mazza]** passed with no opposing vote.

Finance Report:

- Damara Carter, Assistant Director of Finance was on hand to answer questions. Director Wilson questioned that the Board is only getting a cut and pasted summary of the financials and would like to see the full financial report at the next meeting. She suggested outsourcing the accounting function if the URA could not provide the complete financials with proper accruals. Director Steve Mazza agreed that the financial report that the Board reviews prior to the Board meeting should be the complete report. Damara Carter said that it should not be a problem to provide the Board with the full financial report for their monthly meetings.

No action was taken to approve the March or April financials.

Legislative Updates:

Senate Bill 811 – Provides Allegheny County Land Banks with an expedited sheriff's sale process as well as lowering the redemption period unanimously passed in the Senate Urban Affairs and Housing Committee on March 30th and is still sitting in the Senate Appropriations. The House version is currently in the House Urban Affairs Committee and may be considered at the next committee meeting.

House Bill 2209 – The Bill allows Land Bank board of directors to establish a virtual quorum via any internet platform to conduct business meetings. The bill was amended in committee allowing Land Banks to enter partnerships with other entities and to convert vacant, blighted, tax-delinquent properties into facilities that house individuals experiencing homelessness. The legislation exempts Land Banks from state and local realty transfer taxes. Got through the House Appropriations Committee 37-0. Went to the full House on April 26th and passed 185- 18. Now sits in the Senate Urban Affairs Committee.

House Bill 2210 – Adds Land Banks to the list of entities eligible to be conservators under the Abandoned and Blighted Property Conservatorship Act. This was heard in the House on April 12th in the Committee and passed 25-0. Went into the House Appropriations April 26th passed 37-0 and passed the full House floor April 26th passed 174-29. It is in the Senate Urban Affairs Committee. Senator Fontana is on the Senate Urban Affairs Committee and will speak to the Chair about moving the bill forward before they adjourn in June.

New Business:

There was no new business.

Public Comment:

There was no public comment.

Adjournment:

The Chair called for adjournment.

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