



Pittsburgh Land Bank (PLB) Minutes
July 14, 2023

Convene

The Chair called the meeting to order.

I. Roll Call

Sally Stadelman (PLB Manager) called the roll. Members present: Rev. Ricky Burgess, Councilman Daniel Lavelle, Director Karen Brean, Director Steve Mazza and Director Wanda Wilson. Board members Dr. Jamil Bey and Councilman Bobby Wilson joined the meeting after legislative updates.

The PLB Board had a quorum.

II. Public Comment

There was no public comment.

III. Chairman's Report

Approval of June 2023 Board Meeting Minutes.

◇ *Motion to approve the June 2023 Board meeting minutes [Mazza/Lavelle] Passed unanimously.*

Review of the June 2023 financials and approval of the monthly expenditures.

◇ *Motion to accept the June 2023 Financial Report and approve the monthly expenditures [Mazza/W. Wilson] Passed unanimously.*

Approval of the quarterly URA Invoice (Qtr. 2 of 2023)

◇ *Motion to approve the URA to PLB Invoice [Brean/Mazza] Passed unanimously.*

Approval of the McGee Maruca Invoice for 2021 and 2022 Financial Audits.

◇ *Motion to approve the McGee Maruca Invoice for the audited financial statements for years ending December 31, 2021, and December 31, 2022 [Lavelle/W. Wilson] Passed unanimously.*

Recess of August Board Meeting

◇ *Motion to recess in the month of August. [Lavelle/Brean] Passed unanimously.*

IV. Staff Updates

Sally Stadelman, Manager of the Pittsburgh Land Bank reviewed several pending sales.



The closing on the property at 243 Meadow in Larimer (124-P-199) to the Urban Academy of Pittsburgh for campus expansion is expected to occur in mid-August.

The Land Bank is working to convey three properties acquired from the URA located on Flowers Avenue in Hazelwood to the Hazelwood Initiative. Properties are expected to close by August 15th.

V. Legislative Update

Sally Stadelman, Manager of the PLB, addressed two pending pieces of legislation relevant to the PLB's operations this year.

The Tri-Party Cooperation Agreement Amendment is currently before the City Council. The post-agenda was held on June 13th at 2:30 p.m. in Council Chamber. The Public Hearing is scheduled for Thursday, July 20, 2023, at 10:00 a.m. in Council Chamber. The public is welcome to attend and if anyone would like to speak, pre-registration is required by 8:30a.m., the day of the meeting.

An amendment to the Municipal Claims and Tax Lien Law (MCTLL) was passed by the PA State legislature and signed into law by the Governor on July 5, 2023, and will go into effect in 60 days. It grants second class cities (Pittsburgh) and the Pittsburgh Land Bank access to the Sheriff's Sale. The bill was presented as SB202 and HB711 in the PA State Senate and House respectively by Senator Wayne Fontana and Representative Emily Kinkead.

VI. Presentation: Regional Land Banks a Comparative Analysis and Path Forward

Dr. Howard Slaughter, President and CEO of Habitat for Humanity of Greater Pittsburgh and Winnie Branton, Esq., Senior Advisor to the PA Land Bank Network presented the report, *Regional Land Banks a Comparative Analysis and Path Forward* written by Winnie Branton in partnership with Habitat Pittsburgh and published in June 2023.

Dr. Slaughter emphasized the need for more quality affordable housing in the city of Pittsburgh and spoke about Habitat's track record for creating affordable homeownership and employment opportunities in the city's predominantly minority communities.

Winnie Branton, with ten years of experience working with land banks, took a deeper dive into the work that land banks are doing in and around Pennsylvania and how these entities are equipped to deal with vacant and abandoned properties.

VII. Public Comment

There was no public comment.

VII. Adjournment

The Chair called for adjournment.



◇ Motion to adjourn. **[Bey/Lavelle]** Passed unanimously.