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**Pittsburgh Land Bank (PLB) Minutes  
September 8, 2023**

**Convene**

The Vice Chair called the meeting to order.

**I. Roll Call**

Emily Kauchak (PLB Assistant Manager) called the roll. Members present: Rev. Ricky Burgess, Dr. Jamil Bey, Director Steve Mazza, Director Karen Brean.

The PLB Board did not initially have quorum but was later joined by Councilman Lavelle after the first round of public comment. Once the Councilor joined the meeting, the Land Bank Board had a quorum.

**II. Public Comment**

Sally Stadelman (PLB Manager) recognized speakers:

Billie Vaughn, community advocate, expressed continued support for residents to acquire property through the Land Bank. Advocating for the Land Bank to give the community a better guide and materials to know what the public can actually send through the Land Bank from the city-owned properties. She would like a more transparent system from the Finance Department that allows the data to be managed better to show available City properties to the public.

Red Whitaker, Professor at Carnegie Mellon, asked the Board to consider his interest in acquiring a derelict garage. He purchased the garage a month ago only to find that it is split down the middle on two deeds and the Urban Redevelopment Authority owns the other half. The URA's side of the building is condemned. He would like to purchase the URA's half of the garage to make repairs and bring the property back into use.

**III. Chairman's Report**

Approval of July 2023 Board Meeting Minutes.

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

Acceptance of the July 2023 financials and approval of the monthly expenditures.

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

Acceptance of the August 2023 financials and approval of the monthly expenditures.

◇ *Motion to accept the August 2023 Financial Report and approve the monthly expenditures [Lavelle/Brean] Passed unanimously.*

The Board moved to Action Items while it had a full quorum and later returned to Staff Updates.



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#### **IV. Staff Updates**

##### **Pittsburgh Land Bank Property Closing Updates**

Sally Stadelman updated the Board on several recent sales of properties: 243 Meadow conveyed to the Urban Academy on August 15, 2023. and 3 parcels on Flowers Avenue conveyed to the Hazelwood Initiative on August 29, 2023.

#### **V. Action Items**

Approval of the proposed revised ARPA \$3.5 million budget

◊ *Motion to approve the revised 4-Year ARPA Spending Plan to reflect the ARPA allocation from \$7 million to \$3.5 million [Mazza/Lavelle]. Passed unanimously.*

Sally Stadelman, PLB Manager, updated the Board on the number of properties that the PLB expects to acquire, maintain and market with the current ARPA allocation.

Acquisition of 2299 Centre Ave (10-R-152) | Middle Hill

◊ *Motion to approve the acquisition of block/lot 10-R-152, with an address of 2299 Centre Avenue in the Hill District, at a cost of \$5,410.50 plus costs from the Pittsburgh Housing Development Corporation (PHDC). [Mazza/Brean]. Passed unanimously.*

Sally Stadelman, PLB Manager, gave the Board a brief overview of the sale including the PLB's plan to exercise its quiet title powers for the acquisition.

#### **VI. Legislative Update**

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

The Tri-Party Cooperation Agreement Amendment was passed by City Council in July. The PLB, URA, and City of Pittsburgh are working on finalizing the language before it is circulated for signature.

Amendments to the Municipal Claims and Tax Lien Law (MCTLL) were passed by the PA State legislature and signed into law by the Governor on July 5, 2023, and are now in effect. The changes grant second class cities (Pittsburgh) and the Pittsburgh Land Bank access to the Sheriff's Sale.

#### **VII. Public Comment**

Mr. Errol Reynolds and Charlotte Ka, owners of the MOKA Art Gallery, were present for public comment. Mr. Reynolds spoke about their journey to establish the Art Gallery in the Hill District. He provided details on the process to purchase the property, with the help of the URA, and his desire to continue working with the URA and Land Bank to address the remaining vacant lots near the Gallery.

Chairman Burgess spoke briefly with Mr. Reynolds about the differences between the City and Land Bank's process, and assured Mr. Reynolds that Sally Stadelman would assist and answer any questions.



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Candace Butler-Foster, URA Senior Accountant, asked a question about the financials which was answered by Emily Kauchak. Ms. Butler-Foster works with the PLB to provide the Board with monthly financial reports.

**VII. Adjournment**

The Chair called for adjournment.

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