



**Pittsburgh Land Bank (PLB) Minutes
October 13, 2023**

Convene

The 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, Councilman Daniel Lavelle, Councilman Bobby Wilson, Director Karen Brean, Director Wanda Wilson.

II. Public Comment

Sally Stadelman (PLB Manager) recognized speakers:

Tyler Schaub, (Pittsburgh Community Reinvestment Group), spoke on behalf of PCRG's Vacant Property Working Group members about the importance of the Pittsburgh Land Bank initiating negotiations with the City of Pittsburgh, Pittsburgh School District and Allegheny County to complete the taxing body agreements. He also recommended that the existing agreement between the PLB and the PWSA be renegotiated to strengthen its cooperation commitments. PCRG provided a letter to the Board of Directors on behalf of their members urging Board members to use their positions to further this initiative.

III. Chairman's Report

Approval of September 2023 Board Meeting Minutes.

◇ *Motion to approve the September 2023 Board meeting minutes [Bey/Brean].* Passed with one abstention [**W. Wilson**].

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

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

Approval of the URA Quarterly Invoice

◇ *Motion to approve the URA quarterly invoice to the PLB for quarter three of 2023 [Brean/Bey].* Passed unanimously.

IV. Action Items

ARPA Contract Approval

Authorization for Pittsburgh Land Bank to enter into an Agreement with the URA for receipt of American Rescue Plan Act (ARPA) funds, based on the PLB's proposed uses of funds and programs.



◇ Motion to authorize the Pittsburgh Land Bank to enter into an Agreement with the URA for receipt of American Rescue Plan Act (ARPA) funds, based on the PLB's proposed uses of funds and program **[Bey/W. Wilson]**. Passed unanimously.

Acquisition of URA Properties by the Pittsburgh Land Bank for Sale

a.Acquisition and Sale of Hillcrest St (50-G-49, 129) | Garfield

◇ Motion to approve the acquisition of Block 50-G, Lots 49 and 129 (Rosetta Street and Hillcrest Street) in the 10th Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank **[Bey/Lavelle]**. Passed unanimously.

b.Acquisition and Sale of Crispen Street and Trimble Street (45-H-264, 46-A-310 and 323) | Perry South

◇ Motion to approve the acquisition of Block 45-H, Lot 264 (Crispen Street) and Block 46-A, Lots 310 and 323 (Trimble Street) in the 26th Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank **[Bey/B. Wilson]**. Passed unanimously.

c.Acquisition and Sale of Ledlie Street (9-M-171) | Crawford-Roberts

◇ Motion to approve the acquisition of Block 9-M, Lot 171 (Ledlie Street) in the 3rd Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank **[Bey/B. Wilson]**. Passed unanimously.

d.Acquisition and Sale of Bedford Ave (9-M-273, 274) | Crawford-Roberts

The Chairman introduced this item as an acquisition and sale by the Pittsburgh Land Bank. No motion was made, and no official action taken by the Board.

e.Acquisition and Sale of Winslow Street (Maxwell Way) (124-P-11-A) | Larimer

◇ Motion to approve the acquisition of Block 124-P, Lot 11-A Winslow Street (Maxwell Way) in the 12th Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank for conveyance to an individual **[Bey/B. Wilson]**. Passed unanimously.

f.Acquisition and Sale of Lytle St (56-P-72-A) | Hazelwood

◇ Motion to approve the acquisition of Block 56-P, Lot 72-A (Lytle Street) in the 15th Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank for conveyance to the Hazelwood Initiative, Inc. **[Brean/W. Wilson]**. Passed unanimously.

g.Acquisition and Sale of Hazelwood Ave (56-B-326) | Hazelwood

◇ Motion to approve the acquisition of Block 56-B, Lot 326 in the 15th Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank for conveyance to the City of Bridges Community Land Trust **[W. Wilson/Brean]**. Passed unanimously.

h.Acquisition of 1843 Webster Ave (9-S-200) | Crawford-Roberts

◇ Motion to approve the acquisition of Block 9-S, Lot 200 in the 3rd Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank **[Brean/W. Wilson]**. Passed unanimously.

I.Acquisition of Beltzhoover Ave (14-E-163, 164, 165, and 167) | Hazelwood



∅ *Motion to approve the acquisition of Block 14-E, Lots 163, 164, 165, and 167 in the 18th Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank [Bey/W. Wilson]. Passed unanimously.*

Sally Stadelman (Manager) reviewed the PLB sales process and gave a brief overview of the PLB's objection period and community input process. She finished by describing the timeline to acquire and convey properties through the Land Bank.

VI. Legislative Update

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

The 3 Taxing Bodies Agreement is an intergovernmental cooperation agreement between the Pittsburgh Land Bank, Allegheny County, City of Pittsburgh, and Pittsburgh School District for the forgiveness of back taxes and liens against property. Ultimately the PLB is most effective using the Sheriff's Sale. Without a re-negotiated 3TB agreement, the PLB must pay the full upset price at the Sheriff's Sale which would be prohibitive and costly to its operations.

The Tri-Party Agreement is an agreement to establish a standard process for the transfer of property from the City of Pittsburgh and URA to the PLB. This amendment is necessary for the Land Bank to begin acquiring property from the City's inventory. The document is being circulated for signature. Once the document is signed, the PLB will be able to begin introducing properties from the city's inventory for approval from the Board to transfer to the PLB.

VII. Public Comment

There was no further public comment.

VII. Adjournment

The Chair called for adjournment.

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