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**Pittsburgh Land Bank (PLB) Minutes**  
**November 3, 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 Bobby Wilson, Director Karen Brean, Director Steve Mazza, Director Wanda Wilson. Councilman Lavelle joined the meeting during public comment.

**II. Public Comment**

Sally Stadelman (PLB Manager) recognized speakers:

Tom Mulholland (Director of Community Conservation at Allegheny Land Trust) spoke about acquisition and sale of Healcrest Urban Farm along Hillcrest Street and Rosetta Street (50-G-45, 46, 53, 55, 112 and 128) in Garfield; Olde Allegheny Community Garden along Arch Street (23-K-298, 299, and 300) in the Central Northside; and the Kincaid Street Community Garden at 5409 Kincaid Street (50-M-167) in Garfield. The PLB Board will be voting on the acquisition and sale of these properties today.

Taylor Williams (Acquisition and Conservatorship Manager at Rising Tide Partners) spoke about three properties Rising Tide Partners would like to acquire from the PLB in the Hazelwood and Central Northside neighborhoods. The PLB Board will be voting on the acquisition and sale of these properties today.

Randy Burns, (Olde Allegheny Community Gardens Coordinator) spoke in favor of the sale of city-owned plots to the Allegheny Land Trust in order to secure the future of their gardens. Mr. Burns also described the origin and history of this community asset, as well as its importance in the neighborhood today.

Kimberly Bracken (city resident who runs the orchard program at Tree Pittsburgh) shared her experience being a part of the Olde Allegheny Gardens and Kincaid Street Community Garden and the way they shaped her life and career path. She spoke in support of the Olde Allegheny Gardens and Kincaid Street Community Garden.

Andrea M. Matthews (Brashear Association) spoke in support of the acquisition of two properties that the Brashear Association would like to acquire from the PLB, explaining the importance of the acquisition for the organization and its future programming. The Board will be voting on the acquisition and sale of the properties today.

**III. Chairman's Report**

Approval of October 2023 Board Meeting Minutes.

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



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

◊ *Motion to accept the October 2023 Financial Report and approve the monthly expenditures [Brean/W. Wilson].* Passed unanimously.

#### **IV. Action Items**

Reauthorization of acquisition of URA Properties by the Pittsburgh Land Bank for Sale. These properties were voted on last month but there were some discrepancies in the motions, so the Board is asked to reauthorize the acquisition and sale of these properties to avoid potential issues with sales.

Resolution No. 42 (2023) - Acquisition and Sale of Hillcrest Street (50-G-49, 129) | Garfield

◊ *Resolution authorizing the acquisition of Block 50-G, Lots 49 and 129 (Rosetta Street and Hillcrest Street) in the 10<sup>th</sup> Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank for conveyance to the Allegheny Land Trust [Lavelle/B. Wilson].* Passed unanimously.

Resolution No. 43 (2023) - Acquisition and Sale of Crispin Street and Trimble Street (45-H-264, 46-A-310 and 323) | Perry South

◊ *Resolution authorizing the acquisition of Block 45-H, Lot 264 (Crispin Street) and Block 46-A, Lots 310 and 323 (Trimble Street) in the 26<sup>th</sup> Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank for conveyance to the Allegheny Land Trust [Brean/W. Wilson].* Passed unanimously.

Resolution No. 44 (2023) - Acquisition and Sale of Ledlie Street (9-M-171) | Crawford-Roberts

◊ *Resolution authorizing the acquisition of Block 9-M, Lot 171 (Ledlie Street) in the 3<sup>rd</sup> Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank for conveyance to the Amani Christian Community Development Corporation [Lavelle/Brean].* Passed unanimously.

Resolution No. 45 (2023) - Acquisition and Sale of Bedford Avenue (9-M-273, 274) | Crawford-Roberts

◊ *Resolution authorizing the acquisition of Block 9-M, Lots 273 and 274 (Bedford Avenue) in the 3<sup>rd</sup> Ward of the City of Pittsburgh from the Urban Redevelopment Authority to the Pittsburgh Land Bank for conveyance to an individual [Brean/B. Wilson].* Passed unanimously.

Acquisition of City Properties by the Pittsburgh Land Bank for Conveyance to End Users

Sally Stadelman (Manager) reviewed the PLB sales process and gave a brief overview of the PLB's objection period and community input process.

Resolution No. 53 (2023) Acquisition and Sale of Hillcrest Street (50-G-45, 46, 53, 55, 112 and 128) | Garfield

◊ *Resolution authorizing the acquisition of Block 50-G, Lots 44, 46, 53, 55, 112 and 128 (Rosetta Street and Hillcrest Street) in the 10<sup>th</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Allegheny Land Trust [W. Wilson/Brean].* Passed unanimously.

Resolution No. 54 (2023) Acquisition and Sale of Arch Street (23-K-298, 299, and 300) | Central Northside



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◊ Resolution authorizing the acquisition of Block 23-K, Lots 298, 299, and 300 (Arch Street) in the 22<sup>nd</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Allegheny Land Trust **[Brean/ B. Wilson]**. Passed unanimously.

Resolution No. 55 (2023) Acquisition and Sale of 5409 Kincaid Street (50-M-167) | Garfield  
◊ Resolution authorizing the acquisition of Block 50-M, Lot 167 (5409 Kincaid Street) in the 11<sup>th</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Allegheny Land Trust **[W. Wilson/B. Wilson]**. Passed unanimously.

Resolution No. 56 (2023) Acquisition and Sale of Dearborn Street (50-K-257) | Garfield  
◊ Resolution authorizing the acquisition of Block 50-K, Lot 257 (Dearborn Street) in the 10<sup>th</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the adjacent owner-occupant Annah Darling **[Brean/W. Wilson]**. Passed unanimously.

Resolution No. 57 (2023) Acquisition and Sale of Grape Street and Brownsville Road (14-R-230 and 238) | Knoxville  
◊ Resolution authorizing the acquisition of Block 14-R, Lots 230 (Grape Street) and 238 (Brownsville Road) in the 30<sup>th</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Brashear Association **[B. Wilson/Brean]**. Passed unanimously.

Resolution No. 58 (2023) Acquisition and Sale of 20 West North Avenue (23-L-101) | Central Northside  
◊ Resolution authorizing the acquisition of Block 23-L, Lot 101 (20 W North Avenue) in the 22<sup>nd</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to Rising Tide Partners **[Brean/W. Wilson]**. Passed unanimously.

Resolution No. 59 (2023) Acquisition and Sale of 244 E Warrington Avenue (15-H-291) | Beltzhoover  
◊ Resolution authorizing the acquisition of Block 15-H, Lot 291 (244 E Warrington Avenue) in the 18<sup>th</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to Pittsburgh Housing Development Corporation **[B. Wilson/Lavelle]**. Passed unanimously.

Resolution No. 60 (2023) Acquisition and Sale of 2526 Bedford Avenue (10-C-26) | Bedford Dwellings  
◊ Resolution authorizing the acquisition of Block 10-C, Lot 26 (2526 Bedford Avenue) in the 5<sup>th</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to Pittsburgh Housing Development Corporation **[W. Wilson/Brean]**. Passed unanimously.

Resolution No. 61 (2023) Acquisition and Sale of 844 Gearing Avenue (15-R-230) | Beltzhoover  
◊ Resolution authorizing the acquisition of Block 15-R, Lot 230 (844 Gearing Street) in the 18<sup>th</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to Pittsburgh Housing Development Corporation **[Brean/ W. Wilson]**. Passed unanimously.

Resolution No. 62 (2023) Acquisition and Sale of 814 Delmont Avenue (15-R-281) | Beltzhoover  
◊ Resolution authorizing the acquisition of Block 15-R, Lot 281 (814 Delmont Street) in the 18<sup>th</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to Pittsburgh Housing Development Corporation **[B. Wilson/ W. Wilson]**. Passed unanimously.



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Resolution No. 63 (2023) Acquisition and Sale of 826 and 828 Shawnee Street (27-B-392, 393) | Hill District  
◊ *Resolution authorizing the acquisition of two properties, Block 27-B, Lots 392 and 393 (826 and 828 Shawnee Street) in the 5th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Pittsburgh Housing Development Corporation [B. Wilson/Brean].* Passed unanimously.

Resolution No. 64 (2023) Acquisition and Sale of Adelaide Street (26-P-156, 157, and 164) | Upper Hill  
◊ *Resolution authorizing the acquisition of three properties Block 26-P, Lots 156, 157 and 164 (Adelaide Street) in the 5th Ward from the from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Pittsburgh Housing Development Corporation [B. Wilson/Brean].* Passed unanimously.

Resolution No. 65 (2023) Acquisition and Sale of 201 (56-F-176) and 205 Glen Caladh (56-F-174) | Hazelwood  
◊ *Resolution authorizing the acquisition of Block 56-F, Lots 174 (205 Glen Caladh Street) and 176 (201 Glen Caladh Street) in the 15<sup>th</sup> Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to Rising Tide Partners [W. Wilson/B. Wilson].* Passed unanimously.

Sally Stadelman finished by describing the timeline to acquire and convey properties from the City through the Land Bank.

## **VI. Legislative Update**

Sally Stadelman addressed the importance of the Three Taxing Bodies Agreement. This Agreement is an intergovernmental cooperation agreement between the Pittsburgh Land Bank and the three taxing bodies: Allegheny County, City of Pittsburgh, and Pittsburgh School District for the forgiveness of back taxes and liens against property the PLB is interested in acquiring for beneficial reuse through the Sheriff's Sale.

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 for property at the Sheriff's Sale which would be prohibitive and costly to its operations.

### **U.S. Supreme Court Ruling: Tyler v. Hennepin County**

Land Bank Staff attended The Center for Community Progress' National Land Bank Network Summit in Cleveland, Ohio last month. A major topic of discussion was the recent U.S. Supreme Court Ruling calling into question the constitutionality of land banks' "Priority Bid."

While the case raises more questions than it answers, land bank leaders are taking action by engaging in collective dialogue around this subject to carve a path forward.

## **VII. Public Comment**

Vania Arthur (involved in the Healcrest Green Urban Farm and Kincaid St Community Garden) spoke in support of Healcrest Green that incorporates lots 50-G-45, 46, 53, 55, 112 and 128 and the Kincaid Street Community Garden that sits directly on 50-M-167. They would like these spaces to continue to be protected green space for the community to ensure food access and safe gathering spaces for their neighbors.

Kuwame Kinsel (Bloomfield-Garfield Corporation and involved in the Healcrest Green Urban Farm and Kincaid Street Community Garden) spoke about Healcrest Green which is adjacent to the 5409 Kincaid St property and



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working with the Healcrest Green Project; these properties are being sold so they can continue the work and solidify the space.

**VII. Adjournment**

The Chair called for adjournment.

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