



Pittsburgh Land Bank (PLB) Minutes
January 12, 2024

Convene

The Vice Chair called the meeting to order.

I. Roll Call

Emily Kauchak (PLB Assistant Manager) called the roll. Members present: Dr. Jamil Bey, Councilman Daniel Lavelle, Councilman Bobby Wilson, Director Karen Brean, Director Wanda Wilson.

The PLB Board had a quorum.

II. Public Comment

Sally Stadelman (PLB Manager) called on four speakers:

Dr. Howard Slaughter, President and CEO of Habitat for Humanity of Greater Pittsburgh, spoke in support of Habitat for Humanity of Greater Pittsburgh's requests for property for projects in the City's Homewood South and Larimer neighborhoods.

Senator Wayne Fontana, board member of Habitat for Humanity of Greater Pittsburgh and former board member of The Pittsburgh Land Bank, offered his support of Habitat for Humanity's acquisition of properties in Homewood South and Larimer.

Dawn Marie Clepper Hall, Director of Community Food Access for Just Harvest spoke on behalf of Ebony Evans, better known as Farmer Girl Eb, and her intention to purchase and renovate the property at 1461 Chartiers Avenue.

Taylor Williams, Acquisition and Conservatorship Manager at Rising Tide Partners spoke regarding Rising Tide Partners' desired acquisition of the property at 3319 Niagara Street.

Ebony Lunsford Evans, owner of Farmer Girl Eb LLC, spoke on behalf of her purchase of 1461 Chartiers to open a fresh food store to benefit the community and provide increased access and education to fresh and healthy food.

III. Chairman's Report

The Vice Chair then presented the following motions.

Approval of December 2023 Board Meeting Minutes.

◇ *Motion to approve the December 2023 Board meeting minutes [W. Wilson/Brean].* Passed unanimously.

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



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

Nomination of the Executive Committee

◊ *Motion to reschedule the Annual Meeting and move the Executive Committee nominations to coincide with the Public Meeting of the PLB Board of Directors on February 9th, 2024. [Brean/B. Wilson].* Passed unanimously.

IV. Staff Updates

Sally Stadelman gave a brief update on the properties approved by the Board in November 2023 to be transferred to the PLB from the City's inventory as well as properties approved by the Board in September 2023 to be transferred to the PLB by the URA.

The City-owned properties are projected to be in Land Bank inventory by January 26, 2024. The PLB will then begin the process of quieting title on these properties. The quiet title process is anticipated to take six to nine months.

Many of the properties to be transferred out of URA's inventory and approved by the Board in October 2023 are in process. The PLB just closed on their very first sale to the City of Bridges Community Land Trust who will be constructing an affordable fourplex on this property.

Sally Stadelman also gave updates on properties remaining in the Donation Agreement, in the City of Pittsburgh's inventory. These properties will be sold from the City to participating community development corporations with quiet title services provided by a third-party law firm and funded by the Land Bank. Sales of two more of these properties were completed.

PLB's application for the open Board-appointed seat is now posted on our website. This will be the new Board member who will replace Dr. Jamil Bey. To qualify, residents must reside in the City of Pittsburgh's council districts 1, 3, or 4 are asked to please visit the website for qualifications and requirements and to complete the application.

Action Items

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

Resolution No. 4 (2024) Acquisition and Sale of 1021 Rue Grande Vue Street (20-M-228) | Elliott

◊ *Resolution authorizing the acquisition of Block 20-M, Lot 228 (1021 Rue Grande Vue Street) in the 20th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Pittsburgh Housing Development Corporation (PHDC) [B. Wilson/Lavelle].* Passed unanimously.

Resolution No. 5 (2024) Acquisition and Sale of 211 Amherst Street (19-C-184) | Elliott

◊ *Resolution authorizing the acquisition of Block 19-C, Lot 184 (211 Amherst Street) in the 20th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Pittsburgh Housing Development Corporation (PHDC) [B. Wilson/Brean].* Passed unanimously.



Resolution No. 6 (2024) Acquisition and Sale of 911 Amherst Street (19-C-213) | Elliott
◊ Resolution authorizing the acquisition of Block 19-C, Lot 213 (911 Amherst Street) in the 20th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Pittsburgh Housing Development Corporation (PHDC) [**B. Wilson/W. Wilson**]. Passed unanimously.

Resolution No. 7 (2024) Acquisition and Sale of 1042 Lakewood Street (20-L-250) | Elliott
◊ Resolution authorizing the acquisition of Block 20-L, Lot 250 (1042 Lakewood Street) in the 20th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Pittsburgh Housing Development Corporation (PHDC) [**B. Wilson/Brean**]. Passed unanimously.

Resolution No. 8 (2024) Acquisition and Sale of 304 Lorenz Avenue (20-M-195) | Elliott
◊ Resolution authorizing the acquisition of Block 20-M, Lot 195 (304 Lorenz Ave) in the 20th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Pittsburgh Housing Development Corporation (PHDC) [**W. Wilson/Brean**]. Passed unanimously.

Resolution No. 9 (2024) Acquisition and Sale of 320 Lorenz Avenue (20-M-203) | Elliott
◊ Resolution authorizing the acquisition of Block 20-M, Lot 203 (320 Lorenz Ave) in the 20th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Pittsburgh Housing Development Corporation (PHDC) [**W. Wilson/B. Wilson**]. Passed unanimously.

Resolution No. 10 (2024) Acquisition and Sale of 1012 Chartiers Avenue (20-R-17) | Elliott
◊ Resolution authorizing the acquisition of Block 20-R, Lot 17 (1012 Chartiers Ave) in the 20th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Pittsburgh Housing Development Corporation (PHDC) [**Brean/W. Wilson**]. Passed unanimously.

Resolution No. 11 (2024) Acquisition and Sale of 1017 Fairdale Street (42-P-7) | Sheraden
◊ Resolution authorizing the acquisition of Block 42-P, Lot 7 (1017 Fairdale Street) in the 20th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Pittsburgh Housing Development Corporation (PHDC) [**W. Wilson/Brean**]. Passed unanimously.

Resolution No. 12 (2024) Acquisition and Sale of 3319 Niagara Street (28-P-333) | South Oakland
◊ Resolution authorizing the acquisition of Block 28-P, Lot 333 (3319 Niagara Street) in the 4th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to Rising Tide Partners [**B. Wilson/Brean**]. Passed unanimously.

Resolution No. 13 (2024) Acquisition and Sale of 1461 Chartiers Avenue (20-A-106) | Crafton Heights
◊ Resolution authorizing the acquisition of Block 20-A, Lot 106 (1461 Chartiers Street) in the 20th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Farmer Girl Eb LLC [**Brean/W. Wilson**]. Passed unanimously.

Resolution No. 14 (2024) Acquisition and Sale of 0 Chestnut Street (24-F-102) | East Allegheny
◊ Resolution authorizing the acquisition of Block 24-F, Lot 102 (0 Chestnut Street) in the 23rd Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to BBC Pittsburgh, LLC. (For use by their tenant, the Garden Cafe) [**B. Wilson/Brean**]. Passed unanimously.



Resolution No. 15 (2024) Acquisition of 1815 Rialto Street (47-M-214) | Troy Hill

◊ Resolution authorizing the acquisition of Block 47-M, Lot 214 (1815 Rialto Street) in the 24th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for competitive disposition of a single-family home pending concurrence from the City Finance Department **[B. Wilson/Brean]**. Passed unanimously.

Resolution No. 16 (2024) Acquisition and Sale of 0 Tioga Street (175-B-57, 58, 60, and 61) | Homewood South
◊ Resolution authorizing the acquisition of Block 175-B, Lot 57, 58, 60, and 61 (0 Tioga Street) in the 13th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to Habitat for Humanity of Greater Pittsburgh pending concurrence from the City Finance Department. **[B. Wilson/W. Wilson]**. Passed unanimously.

Resolution No. 17 (2024) Acquisition and Sale of 0 Lincoln Avenue (125-B-281 and 283) | Larimer
◊ Resolution authorizing the acquisition of Block 125-B, Lots 281 and 283 (0 Lincoln Avenue) in the 12th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Habitat for Humanity of Greater Pittsburgh **[B. Wilson/Brean]**. Passed unanimously.

Acquisition of URA Properties by The Pittsburgh Land Bank for Conveyance to End Users

Resolution No. 18 (2024) Acquisition and Sale of 5352 Hillcrest Street (50-H-36), 5354 Hillcrest Street (50-H-37), and 5356 Hillcrest Street (50-H-38) | Garfield
◊ Resolution authorizing the acquisition of Block 50-H, Lots 36, 37, and 38 (5352, 5354 and 5356 Hillcrest Street) in the 10th Ward from the City of Pittsburgh to the Pittsburgh Land Bank for conveyance to the Bloomfield-Garfield Corporation **[Brean/W. Wilson]**. Passed unanimously.

VI. Legislative Update

The PLB must enter into a new Intergovernmental Cooperation Agreement (“ICA”) with our Three Taxing Bodies to access the Sheriff’s Sale.

Ultimately the PLB is most effective using the Sheriff’s Sale. Without a re-negotiated Intergovernmental Cooperation Agreement with the City, Allegheny County and Pittsburgh Public Schools, the PLB must pay the full upset price for property at the Sheriff’s Sale which would be prohibitive and costly to its operations.

VII. Public Comment

Billie Vaughn, North Side resident, posed a question: Eventually will the end user classification for residents be grouped with the competitive disposition classification? She requested that some Land Bank properties be reserved for residents.

VII. Adjournment

The Vice Chair called for adjournment.

◊ Motion to adjourn. **[W. Wilson]**.