



Pittsburgh Land Bank (PLB) Minutes
February 9, 2024

Convene

The Vice Chair called the meeting to order.

I. Roll Call

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

The PLB Board had a quorum.

II. Public Comment

Sally Stadelman (PLB Manager) called on two speakers:

Billie Vaughn, who represents residents citywide through CommonUnity, posed several questions to the PLB Board and staff. She asked how residents are supposed to inquire about properties being transferred into the Land Bank? She also wanted the Board and Staff to elaborate on the process for residents to get answers to their questions asked during the meeting.

Kendall Pelling, Executive Director of Rising Tide Partners, thanked the Board for all its hard work in getting The Pittsburgh Land Bank up and running and highlighted the great success and current project which is a series of neighborhood properties in Garfield that are moving from the City of Pittsburgh to the Land Bank. The Garfield community worked with Rising Tide Partners to successfully intervene against conservatorship petitions brought by a speculator against the City of Pittsburgh and to plan for these properties to become affordable home ownership opportunities. The Land Bank is coming into this process as an excellent tool to enable these properties to efficiently be brought under responsible public control and then moved to stabilization with the goal of being repurposed for affordable home ownership.

III. Chairman's Report

The Vice Chair welcomed new Board Member Khari Mosley who was appointed by City Council to a three-year term to the Pittsburgh Land Board.

The Vice Chair then opened the floor for Nominations to the PLB Board Executive Committee.

Councilman Bobby Wilson was nominated for Board Chair **[Lavelle/Mazza]**
Council President R. Daniel Lavelle was nominated for Board Vice Chair **[B. Wilson/Mosley]**
Councilman Khari Mosley was nominated for Board Secretary **[Lavelle/Mazza]**
Director Wanda Wilson was nominated for Board treasurer **[B. Wilson/Mosley]**



◇ *Motion to accept the chosen officers for Board Chairman, Vice Chairman, Secretary, and Treasurer {Mazza/Brean} Passed unanimously.*

Dr. Bey handed the meeting to the new Board Chair. On behalf of the newly elected Executive Committee, Chairman Wilson thanked the Board members for their votes. He then thanked Dr. Bey for his years of service to the Land Bank.

The Chair then presented the following motions.

The Board had had an opportunity prior to the meeting to review the four applications received from community members interested in filling the open board seat created by Dr. Bey's departure. Chairman Wilson asked for nominations from the Board for the open board seat. Councilman Lavelle nominated Jennifer Cash-Wade for the position, seconded by Councilman Mosley. There being no other nominations, the Chair called for a motion.

◇ *Motion to appoint Jennifer Cash-Wade to The Pittsburgh Land Bank Board of Directors for a 3-year term to begin on March 8, 2024. {Lavelle/Mosley} Passed unanimously.*

Approval of January 2024 Board Meeting Minutes.

◇ *Motion to approve the January 2024 Board meeting minutes [Lavelle/Mazza]. Passed unanimously.*

Acceptance of the January 2024 financials and approval of the monthly expenditures.

◇ *Motion to accept the January 2024 Financial Report and approve the monthly expenditures [Lavelle/W. Wilson]. Passed unanimously.*

Authorization of Staff to enter into an Agreement for 2023 audit services

◇ *Motion to authorize PLB Staff to enter into an Agreement for audit services with McGee Maruca & Associates, P.C. for the PLB's 2023 annual audit in an amount not to exceed \$6,000 [Lavelle/W. Wilson]. Passed unanimously.*

IV. Staff Updates

Sally Stadelman highlighted the sale of property at 5113 Lytle Street to the Hazelwood Initiative to be used for playground expansion. She then gave a brief update on where properties previously approved by the Board to be transferred to the PLB from the City's inventory and properties to be transferred from the URA were in the transfer process.

The City-owned properties approved by the Board in November are projected to be in Land Bank inventory by February 23, 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.

The City-owned properties voted for in January are scheduled to go before the City Council Standing Committee on February 14, with an anticipated acquisition date of April 19, 2024.

Ms. Stadelman also reviewed the status of the properties coming out of the URA's inventory for which the Land Bank is acting as a pass through. Three URA-owned parcels on Hillcrest Street are entering the



objection period before sale to the Bloomfield Garfield Corporation. Anyone objecting to the sale has 20 days to file a petition. The petition deadline is February 29.

She also gave updates on properties remaining in the Donation Agreement, in the City of Pittsburgh's inventory.

Ms. Stadelman then moved on to update the Board about the status of ARPA funding that the Land Bank is to receive from the City of Pittsburgh. The PLB has received its first allocation of ARPA funding to cover 2024 operations and expenses. She explained that, although the Land Bank has only two and one half dedicated staff, they have access through the cooperation agreement with the URA, to URA staff who also support the daily operation of the Land Bank.

Ms. Stadelman also highlighted some positive press the PLB has recently received.

Action Items

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

Resolution No. 24 (2024) Acquisition and Sale of 0 Kincaid St (50-E-80) | Garfield

◊ *Resolution authorizing acquisition by The Pittsburgh Land Bank of Block 50-E, Lot 80 (0 Kincaid Street) in the 10th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners (RT) [Lavelle/Mosley].* Passed unanimously.

Resolution No. 25 (2024) Acquisition and Sale of 0 Kincaid St (50-E-83) | Garfield

◊ *Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 50-E, Lot 83 (0 Kincaid Street) in the 10th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners (RT) [Mazza/ W. Wilson].* Passed unanimously.

Resolution No. 26 (2024) Acquisition and Sale of 4938 Rosetta St (50-F-101) | Garfield

◊ *Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 50-F, Lot 101 (4938 Rosetta Street) in the 10th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners (RT) [Lavelle/ Brean].* Passed unanimously.

Resolution No. 27 (2024) Acquisition of 0 Hillcrest St (50-G-242) | Garfield

◊ *Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 50-G, Lot 242 (0 Hillcrest Street) in the 10th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners (RT) [Lavelle/Mazza].* Passed unanimously.

Resolution No. 28 (2024) Acquisition and Sale of 318 N Graham St (50-H-59) | Garfield

◊ *Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 50-H, Lot 59 (318 N Graham Street) in the 11th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners (RT) [Mazza/B. Wilson].* Passed unanimously.

Resolution No. 29 (2024) Acquisition of 5205 Gem Way (50-L-325-A) | Garfield



◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 50-L, Lot 325-A (5205 Gem Way) in the 10th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners (RT) **[Lavelle/Mosley]**. Passed unanimously.

Resolution No. 30 (2024) Acquisition of 5466 Broad St (50-M-305) | Garfield

◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 50-M, Lot 305 (5466 Broad Street) in the 11th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners (RT) **[Lavelle/Mosley]**. Passed unanimously.

Resolution No. 31 (2024) Acquisition and Sale of 0 Kelly St (125-M-184 & 174-J-28) | Homewood South

◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 125-M, Lot 184 and Block 174-J, Lot 28 (0 Kelly Street) in the 13th Ward from the City of Pittsburgh and sale of the same parcel to Icuns LLC (Lawrence Uradu) **[Lavelle/Mosley]**. 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. Discussions are ongoing.

VII. Public Comment

Billie Vaughn, who represents residents citywide through Common Unity, wants properties to be made available for residents to acquire for affordable housing, not just CDCs and organizations.

VII. Adjournment

The Vice Chair called for adjournment.

◊ Motion to adjourn. **[Lavelle/Mazza]**. Passed unanimously.