



Pittsburgh Land Bank (PLB) Minutes
March 8, 2024

Convene

The Chair called the meeting to order.

I. Roll Call

Emily Kauchak (PLB Assistant Manager) called the roll. Members present: Chair Bobby Wilson, Vice Chair Daniel Lavelle, Councilman Khari Mosley, and Director Jennifer Cash Wade.

The PLB Board had a quorum.

II. Public Comment

Sally Stadelman (PLB Manager) called on four registered speakers:

Meg O'Brien, Director of Economic Development at the Hilltop Alliance, leads business district programs in Allentown, Mt Oliver & Knoxville. O'Brien has been working with the Soil Sisters for the past two years and is in full support of their acquisition of the property before the Board. This will have a positive impact in the business district, Allentown neighborhood, & Hilltop.

Dawn-Marie Clepper-Hall, Director of Community Food Access at Just Harvest. Clepper-Hall, who has been working with Soil Sisters and other community groups to get this urban farm project off the ground, fully supports the Soil Sisters acquisition of the properties before the Board. Consideration should be given to how this will positively impact food access in the city's Hilltop neighborhoods and how it will take four vacant lots that are detracting from the neighborhood and make them a vibrant community food access base.

Tyler Schaub, Strategic Engagement Manager at the Pittsburgh Community Reinvestment Group, spoke on behalf of PCRG's Vacant Property Working Group members regarding the 3TB Agreement with the City of Pittsburgh, Pittsburgh School District, and Allegheny County. Schaub advocates for the Agreement to be a priority for the PLB and hopes the PLB maintains transparency in this process for the community organizations that are advocates for and support the Agreement and the Land Bank.

Raynise Kelly, one of the Soil Sisters located in the Hilltop Allentown area, spoke briefly about the mission and vision of the Soil Sisters. They feel that this mission is coming to fruition with the potential acquisition of the parcels on Beltzhoover Avenue as a community asset.

III. Chairman's Report

Chairman Wilson welcomed new Board Member Jennifer Cash Wade who was appointed by Board members at the last meeting to a three-year term on the Board.



Jennifer Cash Wade thanked Chairman Wilson, said she is very pleased to be part of the Board, and is looking forward to the progress the Board will make in achieving its mission of returning distressed vacant properties back to life and back on the tax rolls.

Approval of February 2024 Board Meeting Minutes.

◇ *Motion to approve the February 2024 Board meeting minutes [Mosley/Cash Wade] passed unanimously.*

Sally Stadelman (PLB Manager) reminded the Board members to say their name as they make and second motions so that Staff can accurately reflect this in the minutes.

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

◇ *Motion to accept the February 2024 Financial Report and approve the monthly expenditures [Mosley/Cash Wade] passed unanimously.*

IV. Staff Updates

Sally Stadelman gave a brief update on property transfers previously approved by the Board.

a. City-PLB Properties

The PLB has received deed ready letters for City-owned properties approved by the Board in November. There is a small issue on pricing to be resolved in the next couple of weeks before these 16 properties arrive in PLB's inventory, bringing the inventory to 17 properties. She anticipates receiving the deed ready letter on the next 8 properties in March.

The 18 City-owned properties that the Board approved in January have received City Council approval. The City is processing those deeds. The PLB is probably one to two months away from these arriving in inventory. Then the quiet title process, which is expected to take six to nine months, will begin.

PLB staff are preparing legislation to bring the properties that the Board approved in February before City Council. These properties are expected to be in PLB inventory sometime in June.

b. URA-PLB Properties

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. The Land Bank Board voted on these last fall. Two properties have closed, two more are scheduled for closing, and four lots are coming down to the final weeks before closing.

The objection period for the three URA-owned parcels on Hillcrest Street has passed with no objections. PLB Staff hope to close on these with the Bloomfield Garfield Corporation by March 31st.

c. PPR Donation Agreement Properties

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

d. ARPA Funding



Ms. Stadelman then updated the status of ARPA funding from the City of Pittsburgh stating that funds from the first allocation of ARPA funding to cover 2024 operations and expenses are in the PLB bank account.

e. Where to view and weigh in on PLB Approved Sales

Pending sales are now included on the PLB's website so that the public will be able to see current projects being processed. Information on proposed buyers, end use, and where to express support or objections are included.

V. Action Items

Intergovernmental Cooperation Agreement ("ICA") with Three Taxing Bodies to access the Sheriff's Sale.

◊ *Resolution authorizing The Pittsburgh Land Bank to enter into a contract with Buchanan Ingersoll and Rooney (BI&R) to represent the PLB in negotiations to enter into an Intergovernmental Cooperation Agreement with the City of Pittsburgh, Allegheny County, and Pittsburgh Public Schools [Mosley/Cash Wade] passed unanimously.*

Sally Stadelman informed the Chairman that the resolution language did not originally list the amount of the Contract. The Chairman asked for a motion to rescind so that the contract amount could be specified.

◊ *Motion to rescind [Mosley/Cash Wade] passed unanimously.*

Councilman Lavelle also requested that the resolution include a funding source. Emily Kauchak read the revised resolution as such:

◊ *Resolution authorizing The Pittsburgh Land Bank to enter into a contract with Buchanan Ingersoll and Rooney (BI&R) using our ARPA funds in an amount not to exceed \$20,000 to represent the PLB in negotiations to enter into an Intergovernmental Cooperation Agreement with the City of Pittsburgh, Allegheny County, and Pittsburgh Public Schools [Mosley/Cash Wade] passed unanimously.*

Resolution No. 35 (2024) Acquisition of 0 Broad Street (50-L-145) | Garfield

◊ *Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 50-L, Lot 145 (0 Broad Street) in the 10th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners (RT) [Mosely/Cash Wade] passed unanimously.*

Resolution No. 36 (2024) Authorizing the Sale of 0 Beltzhoover Avenue (14-E-163, 164, 165, and 167) | Allentown

◊ *Resolution authorizing the sale by The Pittsburgh Land Bank of Block 14-E, Lots 163, 164, 165, and 167 (0 Beltzhoover Avenue) in the 18th Ward to Soil Sisters Plant Nursery, LLC at a cost of \$20,000 [Mosely/Lavelle] passed unanimously.*

Sally Stadelman answered questions and provided details for each property resolution for the Board.

VII. Public Comment

Raynise Kelly, one of the Soil Sisters located in the Hilltop Allentown area, thanked the Board for authorizing the sale of the properties on Beltzhoover Avenue to Soil Sisters. Kelly elaborated on the next steps for this project following Board approval and is looking forward to showing the Board what is possible with this space.



VII. Adjournment

The Chair called for adjournment.

◊ *Motion to adjourn [Mosley/Cash Wade]* passed unanimously.

The next meeting of the Board will be held on April 12, 2024, at 1 p.m.