



Pittsburgh Land Bank Board Agenda

Date/Time: Friday, April 12, 2024, at 1:00 PM

Web Access: https://us02web.zoom.us/webinar/register/WN_vSBnFvV3Q9eL1fSXFTGWTw

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I. Roll Call

II. Public Comment

III. Chairman's Report - (1 ACTION)

A. Mayoral Appointees to The Pittsburgh Land Bank Board of Directors

1. Tammy Thompson – Licensed real estate professional - Member of the Land Bank Board of Directors replacing Wayne Fontana with a term to expire January 1, 2027.
2. Tamara Dudukovich – Financial management expertise - Member of the Land Bank Board of Directors replacing Douglas Anderson with a term to expire January 1, 2027.
3. Kirk Burkley – Planning expertise - Member of the Land Bank Board of Directors replacing Karen Brean with a term to expire January 1, 2027.

B. Approval of the March 2024 Board meeting minutes

◇ ***Motion to approve the March 2024 Board meeting minutes***

IV. Treasurer's Report - (3 ACTIONS)

A. Acceptance of the March 2024 financials and approval of the monthly expenditures

◇ ***Motion to accept the March 2024 Financial Report and approve the monthly expenditures***

B. Approval of the URA quarterly staffing invoice pursuant to the URA-PLB Cooperation Agreement for quarter 4 of 2023

◇ ***Motion to amend the URA Administrative Revolving Fund Invoice for the fourth quarter of 2023 to include additional staffing costs.***

C. Approval of the URA quarterly staffing invoice pursuant to the URA-PLB Cooperation Agreement for quarter 1 of 2024

◇ ***Motion to approve the URA Administrative Revolving Fund Invoice for the first quarter of 2024.***

V. Staff Updates

A. Properties Status and Sales Updates

1. Completed Sales
 - a. 0 Winslow Street (124-P-11-A) | Larimer – Garage Conversion
2. Pipeline Update



Pittsburgh Land Bank Board Agenda (cont'd)

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- a. URA Inventory
 - 1) 2023 Board approved properties
 - 2) 2024 Board approved properties
- b. City Inventory
 - 1) 2023 Board approved properties
 - 2) 2024 Board approved properties
 - 3) Property Reserve Donation Agreement properties

B. Website updates

C. Alternatives to Market-Driven Housing: Community Land Trusts & Land Banks Panel Discussion at The People's Assembly for Fair Housing

- a. Saturday, April 13th at 1:15pm at the Frick Fine Arts Building

D. SOFI Reminder – Financial Interest Form due May 1 for all Board members serving on the Board in 2023

VI. Action Items - (14 ACTIONS)

A. Intergovernmental Cooperation Agreement (“ICA”) with the Three Taxing Bodies to access the Sheriff’s Sale is progressing

◇ Resolution authorizing The Pittsburgh Land Bank to enter into an Intergovernmental Cooperation Agreement with the City of Pittsburgh, County of Allegheny, and Pittsburgh Public School District and the Manager and or Board Chair/Vice-Chair is hereby authorized to execute an Intergovernmental Cooperation Agreement and related documents

B. Empowering the PLB Manager as an Authorized Signatory for Quiet Title Process

◇ Motion to empower The Pittsburgh Land Bank Manager as an Authorized Signatory for documents related to the Quiet Title Process

C. City-owned Properties

- 1. Resolutions authorizing the acquisition from the City of Pittsburgh to The Pittsburgh Land Bank for conveyance to end users

a. Resolution No. 43(2024) Acquisition of 1266 High Street (24-C-133) | Spring Garden

◇ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 24-C, Lot 133 (1266 High Street) in the 24th Ward from the City of Pittsburgh and sale of the same parcel to an end user contingent upon Concurrence from the Department of City Finance.



Pittsburgh Land Bank Board Agenda (cont'd)

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ANTICIPATED LAND BANK COSTS	
Acquisition	\$5,000
Recording Fees (Allegheny County)	\$181.75
Quiet Title	\$3,000
ARPA Stabilization Grant	Up to \$50,000
Holding Costs	\$2,415
TOTAL COSTS	\$60,596.75
FUNDING SOURCE	ARPA

- b. Resolution No. 44(2024) Acquisition of 1221 High Street (24-C-165) | Spring Garden**
 ◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 24-C, Lot 165 (1221 High Street) in the 24th Ward from the City of Pittsburgh and sale of the same parcel to an end user.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$5,000
Recording Fees (Allegheny County)	\$181.75
Quiet Title	\$3,000
ARPA Stabilization Grant	Up to \$50,000
Holding Costs	\$2,415
TOTAL COSTS	\$60,596.75
FUNDING SOURCE	ARPA

- c. Resolution No. 45(2024) Acquisition of 0 Spring Garden Avenue (24-C-167) | Spring Garden**
 ◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 24-C, Lot 167 (0 Spring Garden Avenue) in the 24th Ward from the City of Pittsburgh and sale of the same parcel to an end user as a side lot.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$2,200
Recording Fees (Allegheny County)	\$181.75
Quiet Title	\$3,000
Holding Costs	\$2,415
TOTAL COSTS	\$7,796.75
FUNDING SOURCE	ARPA



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- d. Resolution No. 46(2024) Acquisition of 1257 High Street (24-C-192) | Spring Garden**
 ◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 24-C, Lot 192 (1257 High Street) in the 24th Ward from the City of Pittsburgh and sale of the same parcel to an end user contingent upon Concurrence from the Department of City Finance.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$5,000
Recording Fees (Allegheny County)	\$181.75
Quiet Title	\$3,000
ARPA Stabilization Grant	Up to \$50,000
Holding Costs	\$2,415
TOTAL COSTS	\$60,596.75
FUNDING SOURCE	ARPA

NOT RECOMMENDED

- e. Acquisition of 1238 High Street (24-C-150) | Spring Garden**
 ◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 24-C, Lot 150 (1238 High Street) in the 24th Ward from the City of Pittsburgh and sale of the same parcel to an end user.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$5,000
Recording Fees (Allegheny County)	\$181.75
Quiet Title	\$3,000
ARPA Stabilization Grant	Up to \$50,000
Holding Costs	\$2,415
TOTAL COSTS	\$60,596.75
FUNDING SOURCE	ARPA

- f. Resolution No. 47(2024) Acquisition of 172 Marsden Street (56-F-282) | Hazelwood**
 ◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 56-F, Lot 282 (172 Marsden Street) in the 24th Ward from the City of Pittsburgh and sale of the same parcel to a Rising Tide Partners.



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TOTAL COSTS	\$60,596.75
FUNDING SOURCE	ARPA

- g. **Resolution No. 48(2024) Acquisition of 0 Marsden Street (56-F-302) | Hazelwood**
◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 56-F, Lot 302 (0 Marsden Street) in the 24th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$2,200
Recording Fees (Allegheny County)	\$181.75
Quiet Title	\$3,000
Holding Costs	\$2,415
TOTAL COSTS	\$7,796.75
FUNDING SOURCE	ARPA

- h. **Resolution No. 49(2024) Acquisition of 0 Marsden Street (56-F-303) | Hazelwood**
◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 56-F, Lot 303 (0 Marsden Street) in the 24th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$2,200
Recording Fees (Allegheny County)	\$181.75
Quiet Title	\$3,000
Holding Costs	\$2,415
TOTAL COSTS	\$7,796.75
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- i. **Resolution No. 50(2024) Acquisition of 0 Marsden Street (56-F-304) | Hazelwood**



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◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 56-F, Lot 304 (0 Marsden Street) in the 24th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$2,200
Recording Fees (Allegheny County)	\$181.75
Quiet Title	\$3,000
Holding Costs	\$2,415
TOTAL COSTS	\$7,796.75
FUNDING SOURCE	ARPA

- j. **Resolution No. 51(2024) Acquisition of 158 Marsden Street (56-F-307) | Hazelwood**
 ◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 56-F, Lot 307 (158 Marsden Street) in the 24th Ward from the City of Pittsburgh and sale of the same parcel to Rising Tide Partners.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$5,000
Recording Fees (Allegheny County)	\$181.75
Quiet Title	\$3,000
ARPA Stabilization Grant	Up to \$50,000
Holding Costs	\$2,415
TOTAL COSTS	\$60,596.75
FUNDING SOURCE	ARPA

- k. **Resolution No. 52(2024) Acquisition of 424 Suncrest Street (33-E-214) | Knoxville**
 ◊ Resolution authorizing the acquisition by The Pittsburgh Land Bank of Block 33-E, Lot 214 (424 Suncrest Street) in the 30th Ward from the City of Pittsburgh and sale of the same parcel to Hilltop Alliance for Affordable Home Rehab.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$5,000
Recording Fees (Allegheny County)	\$181.75
Quiet Title	\$3,000
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Holding Costs	\$2,415
TOTAL COSTS	\$60,596.75



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D. URA-owned Properties

1. Resolutions authorizing the acquisition from the URA to The Pittsburgh Land Bank for conveyance to end users

a. Resolution No. 53(2024) Authorizing the Sale of 0 North Homewood Ave and 0 Mount Vernon Street | Homewood North

◇ Resolution authorizing the acquisition from the Urban Redevelopment Authority by The Pittsburgh Land Bank of Block 174-B, Lots 111 (0 N Homewood Avenue) and 171 (0 Mount Vernon Street) in the 13th Ward for a price of \$500 per parcel plus costs using ARPA funds and sale of the same properties to Habitat for Humanity of Greater Pittsburgh.

b. Resolution No. 54(2024) Authorizing the Sale of 0 Rosetta Street | Garfield

◇ Resolution authorizing the acquisition from the Urban Redevelopment Authority by The Pittsburgh Land Bank of Block 50-G, Lot 76 (0 Rosetta Street) in the 10th Ward for a price of \$500 plus costs using ARPA funds and sale of the same property to Abigail and Alex Kallam.

VII. Public Comment

VIII. Adjournment

2024 Draft Board Meeting Schedule

Q1	Q2	Q3	Q4
January 12 th	April 12 th	July 12 th	October 11 th
February 9 th	May 10 th	*August 9 th	November 8 th
March 8 th	June 14 th	September 13 th	December 13 th

**Potential August Recess for PLB Board of Directors*