



Pittsburgh Land Bank (PLB) Minutes
May 10, 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 Daniel Lavelle, Councilman Khari Mosley, Director Wanda Wilson, Director Jennifer Cash Wade, Director Kirk Burkley, and Director Tamara Dudukovich. Director Tammy Thompson joined the meeting during public comment and Chair Bobby Wilson joined the meeting later by phone prior to the vote on Resolution no. 44.

The PLB Board had a quorum.

II. Public Comment

Sally Stadelman (PLB Manager) called on four speakers:

Allen Cisco, Resident of South Oakland and Director of Special Projects for the Tri-COG Land Bank spoke in favor of direct sales to residents program.

Isaac Falvey, on the Board of Directors of CASGED spoke in favor of direct sales to residents.

Tyian Battle Hill District resident and Executive Director of a nonprofit based out of the Hill District had concerns that the Land Bank should give residents opportunities to purchase properties. Suggested putting together a small committee.

Tina Burgess resident of Penn Hills saw Sally at Neighborhood Allies and is in support of selling properties to residents but also supports opening sales to people who want to develop and put money into these properties and make them affordable to people in the area.

III. Chairman's Report

The Vice Chair thanked outgoing Board Member Karen Brean for her time on the PLB Board. She was certainly a wonderful addition and helped us move from a less functioning, unfunded Board to a fully functioning and funded Board.

The Vice Chair then welcomed the new mayoral appointees to the Board beginning with Tamara Dudukovich who is replacing Doug Anderson with a term expiring on January 1, 2027. Ms. Dudukovich thanked the Vice Chair for the opportunity and looks forward to using her experience in community development and community development finance to assist the Land Bank's work.



Kirk Burkley will replace retiring Director Karen Brean with a term expiring on January 1, 2027. Director Burkley thanked everyone and said that he is happy to be here.

Finally, Tammy Thompson is joining the Board as a mayoral appointee replacing Senator Wayne Fontana. Ms. Thompson's term will also expire on January 1, 2027. Ms. Thompson said she is very happy to be here. She is here to learn and to provide as much input as she can to help increase the amount of properties that we can move through the Land Bank and back onto the tax rolls and provide housing for as many families as we can.

Approval of April 2024 Board Meeting Minutes.

◊ Motion to approve the April 2024 Board meeting minutes [Mosley/Cash Wade] passed unanimously.

IV. Treasurer's Report

Director Wanda Wilson, Land Bank Board Treasurer, presented the Land Bank's year-to-date financials before calling for a Board vote.

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

◊ Motion to accept the April 2024 Financial Report and approve the monthly expenditures [W. Wilson/Burkley] passed unanimously.

IV. Staff Updates

Sally Stadelman reported that on May 1st, the Land Bank closed on a property in the Hill District out of the URA's inventory to Amani Christian Community Development Corporation. The property will be used for the construction of an affordable housing duplex.

A. City-PLB Properties

Ms. Stadelman then updated Board members on the property pipeline. Sixteen (16) properties that were approved for acquisition by the Board in November are now in PLB inventory and the quiet title process has begun. Ten (10) remaining properties from this group are still in City inventory but should be transferred to PLB inventory shortly. Nine (9) of the ten (10) properties are destined for the Pittsburgh Housing Development Corporation to rehab into affordable housing.

The eighteen (18) City-owned properties that the Board approved in January are expected to transfer to the PLB in the next two to three weeks. Staff will then work with identified partners to do some immediate stabilization while working to quiet title so the parcels may be sold. Many of these parcels will be sold for affordable housing.

The eight (8) properties the Board approved in February for transfer into PLB inventory were approved by City Council in early April. A delay on seven (7) of these properties in Garfield is expected because they are part of an open conservatorship. There are plans to resolve the conservatorship so the land can be transferred to the Land Bank. The legal process must be worked through before the transfer can take place.

B. URA-PLB Properties



Ms. Stadelman also updated the status of eleven (11) properties URA to PLB transfers from 2023 with the closing in process. Sale of these properties is expected by the next Board meeting.

C. PPR Donation Agreement Properties

Ms. Stadelman gave updates on the properties being sold out of the Pittsburgh Property Reserve. The PLB has a Donation Agreement with the City of Pittsburgh, and these properties are held in and sold from the City of Pittsburgh's inventory.

D. Legislative Updates - Intergovernmental Cooperation Agreement ("ICA") with the Three Taxing Bodies
The PLB will be presenting at the school district's finance committee meeting on May 28.

E. Proposed New Application Deadlines

Staff is trying to set six-week deadlines for applications in advance of Board meetings. Those deadlines will be published on the PLB website.

F. June 4th Pennsylvania Land Bank Summit

Staff will be attending the Land Bank Summit held by the PA Housing Alliance. Ms. Stadelman is a panelist on a panel discussing "The New Realities of Property Acquisitions". Board members are invited to attend.

V. Action Items

The Vice Chair announced that there would be four action items the Board would vote on. He then turned the meeting over to Ms. Stadelman to introduce a proposed "Direct Residential Sales Pilot" program. She gave a brief explanation of the program as a new tool to be able to dispose of vacant and abandoned properties with the hope of preserving single-family homes, after which the Vice Chair asked Ms. Kauchak to read the resolutions into the record.

Emily Kauchak read the resolutions

Resolution No. 43 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 24-C, Lot 133, in the 24th Ward from the City of Pittsburgh and to prepare the property for sale, including cleaning out the structure and sealing the building envelope, at a cost not to exceed \$38,000.00 using ARPA funds **[Mosley/Dudukovich]** passed unanimously.

Resolution No. 44 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 24-C, Lots 165 and 167 in the 24th Ward from the City of Pittsburgh and to prepare the properties for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, at a cost not to exceed \$28,000.00 using ARPA funds. **[Mosley/Thompson]** passed unanimously.

Councilman Mosley noted for the record that Chairman Wilson was now on the speaker on his cell phone.

Resolution No. 45 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 24-C, Lot 192, in the 24th Ward from the City of Pittsburgh and to prepare the property for sale, including quieting the title, cleaning out



the structure, and sealing the building envelope, at a cost not to exceed \$23,000.00 using ARPA funds. **[Cash Wade/Mosley]** passed unanimously.

Resolution No. 57 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 33-F, Lot 149, in the 30th Ward from the City of Pittsburgh and to prepare the property for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, at a cost not to exceed \$61,000.00 using ARPA funds. **[Mosley/Thompson]** passed unanimously.

Director Dudukovich asked why this property was being funded by an ARPA Stabilization Grant instead of the regular ARPA funding of the other properties. Ms. Stadelman explained that the goal of this program is to prevent any additional deterioration. This property, that had just come into the City's inventory, was requested through the Treasurer's sale by the Hilltop Alliance who will acquire the property and fundraise to do an 80% rehab and sell to an 80% or below owner occupant. The way this program is structured, the Land Bank will make funding available for the Hilltop Alliance to do immediate repairs for stabilization to seal the envelope and stop any active damage occurring in the building, so no new kitchens and carpet or updates. The CDC will be required to submit their stabilization plan. PLB staff reviews and approves it to ensure we are focusing on immediate needs and preventing additional deterioration. There is a cap so that it's flexible, but this is likely not the maximum amount that will be spent. In our current system, once identified, these houses sit untouched for a long time so the overall amount the CDCs must fundraise to complete the rehab balloons. We are very happy to be partnering with Hilltop Alliance and maybe set a record on how fast we can move a property through a tax sale and into the hands of CDCs.

Ms. Dudukovich asked if it is fair to say that the distinction here is when through the pilot program the Land Bank itself is taking on the responsibility it's going to be described as the buyer ready budget but essentially it's serving the same function, it's just when you have an identified end user you're making the grant and they're responsible for doing it.

The Board then moved on to URA-owned projects.

Resolution No. 58 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 29-N, Lot 140, in the 16th Ward from the Urban Redevelopment Authority of Pittsburgh for \$6,205.00 using ARPA funds and authorization to convey the same property to Southside Community Council for \$7,500.00. **[Mosley/Wade]** passed unanimously.

VI. Public Comment

There was no public comment.

VII. Adjournment

The Chair announced that the next meeting would be June 14th and called for a motion to adjourn.

◇ Motion to adjourn **[Mosley/Dudukovich]** passed unanimously.