



Pittsburgh Land Bank Board Agenda

Date/Time: Friday, June 14, 2024, at 1:00 PM

Web Access: https://us02web.zoom.us/webinar/register/WN_QO0vIAbiS7KUERNcJrMDRA

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I. Roll Call

II. Public Comment

Public Comment Statement:

Please use the Raise Hand function in the bottom menu if you wish to speak during Public Comment. As a reminder, public comment is taken at the beginning and a second time at the end of the meeting.

To begin, please state your name, neighborhood and/or your organization affiliation. You will have three minutes to speak.

Optional: Board members generally do not respond to public comments during the meeting, but Land Bank Staff are happy to collect contact information and/or address comments and questions after the meeting. Please contact us at staff@pghlandbank.org or call (412) 255-6566.

Sally Stadelman will call on each individual commenter

(Please remind Board members to say their name before making or seconding a motion)

III. Chairman's Report (1 ACTION)

- A. Approval of the May 2024 Board meeting minutes
 ◇ **Motion to approve the May 2024 Board meeting minutes.**

IV. Treasurer's Report (3 ACTIONS)

- A. Acceptance of the May 2024 financials and approval of the monthly expenditures
 ◇ **Motion to accept the May 2024 Financial Report and approve the monthly expenditures.**
- B. Approval of The Pittsburgh Land Bank Annual Audit for FY 2023
 ◇ **Motion to approve the 2023 Audit Report provided by McGee Maruca & Associates, P.C.**
- C. Approval of the McGee Maruca Invoice for the 2023 Financial Audit
 ◇ **Motion to approve the McGee Maruca Invoice for the audited financial statements for year ending December 31, 2023, for a total of \$6,000.00 using ARPA funds.**



Pittsburgh Land Bank Board Agenda (cont'd)

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V. Staff Updates

- A. Properties Status and Sales Updates
 - 1. Completed Sales
 - a. Allegheny Land Trust
 - 1) Healcrest Green Urban Farm (50-G-49, 129) closed on May 30, 2024
 - b. Bloomfield Garfield Corporation
 - 2) Hillcrest ADU Housing Development (50-H-36, 37, 38) closed on June 14, 2024
 - 2. Pipeline Update
 - a. URA Inventory
 - 1) Board approved sales
 - 2) Open Objection Periods
 - b. City Inventory
 - 1) Board approved acquisitions and sales
 - 2) Open Objection Periods
 - 3) Property Reserve Donation Agreement
 - 3. PA Land Bank Summit Recap

VI. Action Items (7 ACTIONS)

- A. PLB Public Property – Proposed Transfers
 - Resolutions authorizing the acquisition from the City of Pittsburgh or the Urban Redevelopment Authority by The Pittsburgh Land Bank for conveyance to end users*
 - 1. Resolution No. 63 (2024) Acquisition of 0 Cliff Street (9-M-99-A and 99-M-100) | Crawford-Roberts**
 - ◇ Authorization for The Pittsburgh Land Bank to acquire Block 9-M, Lots 99-A and 100 (0 Cliff Street), in the 3rd Ward from the City of Pittsburgh and to prepare the properties for sale at a cost not to exceed \$16,000.00 using ARPA funds.*
 - 2. Resolution No. 64 (2024) Acquisition of 0 Cliff Street (9-M-97) | Crawford-Roberts**
 - ◇ Authorization for The Pittsburgh Land Bank to acquire Block 9-M, Lot 97 (0 Cliff Street), in the 3rd Ward from the Urban Development Authority of Pittsburgh for \$8,000.00 plus costs using ARPA funds.*
 - 3. Resolution No. 65 (2024) Sale of 0 Cliff Street (9-M-97, 9-M-99-A, 9-M-100) | Crawford-Roberts**
 - ◇ Authorization to convey Block 9-M, Lots 97, 99-A, and 100 (0 Cliff Street), in the 3rd Ward to Half The Battle LLC (Tyian Battle) for the construction of two affordable duplexes.*



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ANTICIPATED LAND BANK COSTS	
Acquisition	\$12,400
Recording Fees (Allegheny County)	\$546
Quiet Title	\$6,000
Holding Costs	\$4,830
TOTAL COSTS	\$23,776
FUNDING SOURCE	ARPA

- 4. Resolution No. 66 (2024) Acquisition of 0 Anaheim Street (27-B-199) | Upper Hill**
 ◊ Authorization for The Pittsburgh Land Bank to acquire Block 27-B, Lot 199 (0 Anaheim Street), in the 5th Ward from the City of Pittsburgh and to prepare the property for sale at a cost not to exceed \$8,000.00 using ARPA funds.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$2,200
Recording Fees (Allegheny County)	\$182
Quiet Title	\$3,000
Holding Costs	\$2,415
TOTAL COSTS	\$7,797
FUNDING SOURCE	ARPA

- 5. Resolution No. 67 (2024) Acquisition and Sale of 0 Marcella Street (25-S-238) | Bedford Dwellings**
 ◊ Authorization for The Pittsburgh Land Bank to acquire Block 25-S, Lot 238 (0 Marcella Street), in the 5th Ward from the City of Pittsburgh and to prepare the property for sale at a cost not to exceed \$8,000.00 using ARPA funds and authorization to convey the same property to the Urban Redevelopment Authority of Pittsburgh.



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ANTICIPATED LAND BANK COSTS	
Acquisition	\$2,200
Recording Fees (Allegheny County)	\$182
Quiet Title	\$3,000
Holding Costs	\$2,415
TOTAL COSTS	\$7,797
FUNDING SOURCE	ARPA

6. Resolution No. 68 (2024) Acquisition and Sale of 2702 Bedford Avenue (10-D-51), 2724 Bedford Avenue (10-D-58-A), and 2726 Bedford Avenue (10-D-59) | Bedford Dwellings

◊ Authorization for The Pittsburgh Land Bank to acquire Block 10-D, Lots 51, 58-A, and 59 (2702 Bedford Avenue, 2724 Bedford Avenue, and 2726 Bedford Avenue), in the 5th Ward from the City of Pittsburgh and to prepare the structures for sale, including quieting the title, cleaning out the structures, and sealing the building envelopes, at a cost not to exceed \$182,000 using ARPA funds, and authorization to convey the same properties to the Pittsburgh Housing Development Corporation.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$15,000
Recording Fees (Allegheny County)	\$546
Quiet Title	\$9,000
ARPA Stabilization Grant	\$150,000 (\$50k per property)
Holding Costs	\$7,245
TOTAL COSTS	\$181,791
FUNDING SOURCE	ARPA

B. Residential Sales Program

Resolution authorizing the acquisition from the City of Pittsburgh by The Pittsburgh Land Bank for conveyance to end users as part of a Pilot Residential Sales Program



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1. **Resolution No. 69 (2024) Acquisition of 1611 Antrim Street (75-L-121) | Brighton Heights**
◇ Authorization for The Pittsburgh Land Bank to acquire Block 75-L, Lot 121 (1611 Antrim Street), in the 27th Ward from the City of Pittsburgh and to prepare the structure for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, at a cost not to exceed \$57,000.00 using ARPA funds.

ANTICIPATED LAND BANK COSTS	
Acquisition	\$5,000
Recording Fees (Allegheny County)	\$182
“Buyer-Ready” Budget (Clean-out & Sealing of Building Envelope)	\$49,000
Holding Costs	\$2,415
TOTAL COSTS	\$56,597
FUNDING SOURCE	ARPA

VII. Legislative Updates

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

1. PLB Staff met with the Pittsburgh Public Schools on Tuesday, May 28th

- B. Neighborhood Revitalization and Land Bank Act Introduced in Senate

The Neighborhood Revitalization and Land Banking Act, S. 4146, introduced in the Senate on April 18, 2024, by Senators Bob Casey (D-PA) and Shelley Moore Capito (R-WV).

1. While land banks have a proven impact, they do not have dedicated funding which is imperative to sustainable, long-term operations.

VIII. Public Comment

IX. Adjournment

2024 Board Meeting Schedule			
Q1	Q2	Q3	Q4
January 12 th	April 12 th	July 12 th	October 11 th



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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 9th recess for PLB Board of Directors