



Pittsburgh Land Bank (PLB) Minutes
June 14, 2024

Convene

The Vice Chair called the meeting to order.

I. Roll Call

Emily Kauchak (PLB Assistant Manager) called the roll. Members present: Chair Bobby Wilson, Councilman Khari Mosley, Director Wanda Wilson, Director Jennifer Cash Wade, and Director Tammy Thompson. Director Tamara Dudukovich joined the meeting prior to public comment.

The PLB Board had a quorum.

II. Public Comment

Sally Stadelman (PLB Manager) called on three speakers:

Tyian Battle, resident and homeowner of the Hill District and owner, operator, and developer of Half the Battle LLC. She submitted an application to the Pittsburgh Land Bank that is before the board today for three parcels of land on Cliff Street to develop affordable housing.

Gloria Besley, the broker with Regency Crest realty and local president of Pittsburgh Realtor Professionals located in East Liberty in the 211 Tower Building spoke to the Board to give input today on vacant and abandoned properties and how can we speed up the process of converting blight into affordable housing. She would like to connect and work with Pittsburgh Land Bank staff.

Billie Vaughn, representing residents citywide. Here today just to show up and be present at PLB Board meetings to educate herself so she can help educate her community about the Pittsburgh Land Bank.

Joseph Wingenfeld of Rising Tide Partners here in partnership with Homewood Community Development Collaborative and Operation Better Block to speak in favor of their collaborative application for Pittsburgh Land Bank to take control of 38 City properties that surround a key redevelopment project in Homewood, the RFS portfolio.

Jay Gilmer, Executive Director of Operation Better Block and a member of the Homewood Community Development Collaborative spoke in favor of the Rising Tide Partners, Homewood Community Development Collaborative, and Operation Better Block application to the Pittsburgh Land Bank for property in Homewood.

III. Chairman's Report

Approval of May 2024 Board Meeting Minutes.

◊ Motion to approve the May 2024 Board meeting minutes [**Mosley/W. Wilson**] 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 May 2024 financials and approval of the monthly expenditures.

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

The Treasurer then called for a vote to accept the 2023 Audit noting there were no issues or exceptions to highlight.

◊ Motion to approve the 2023 Audit Report provided by McGee Maruca & Associates, P.C. **[W. Wilson/Mosley]** passed unanimously.

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 **[W. Wilson/Mosley]** passed unanimously.

IV. Staff Updates

Properties

Emily Kauchak updated Board members on two property sales that have occurred since the last board meeting: on May 30, Block 50-G, Lots 49 and 129 with addresses of Rosetta Street and Hillcrest Street closed with the Allegheny Land Trust and on June 14, Block 50-H, Lots 36, 37, and 38 with addresses of 5352, 5354 and 5356 Hillcrest Street closed with the Bloomfield-Garfield Corporation.

Sally Stadelman stated that these sales bring the total number of property sales through the Pittsburgh Land Bank to nine. She then summarized where other properties are in the pipeline, the properties now in Land Bank inventory, and the status of properties in the closed Pittsburgh Property reserve.

June 4th Pennsylvania Land Bank Summit

Staff attended the Land Bank Summit held by the PA Housing Alliance. Ms. Stadelman was a panelist on a panel discussing "The New Realities of Property Acquisitions".

V. Action Items

The Chair announced that there would be seven action items the Board would vote on. He then asked Ms. Kauchak to read the resolutions into the record.

Emily Kauchak read the resolutions into the record. Resolutions 63-65 were voted simultaneously.

Resolution No. 63 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 9-M, Lots 99-A and 100, 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.



Resolution No. 64 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 9-M, Lot 97, in the 3rd Ward from the Urban Development Authority of Pittsburgh for \$8,000.00 plus costs using ARPA funds.

Resolution No. 65 (2024) Authorization to convey Block 9-M, Lots 97, 99-A, and 100, in the 3rd Ward to Half the Battle LLC (Tyian Battle) for the construction of two affordable duplexes.

Motion to approve Resolutions 63, 64, and 65 (**Thompson/Cash Wade**) passed unanimously.

Resolution No. 66 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 27-B, Lot 199 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 (**W. Wilson/Thompson**) passed unanimously.

Resolution No. 67 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 25-S, Lot 238 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 (**Thompson/Cash Wade**) passed unanimously.

Resolution No. 68 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 10-D, Lots 51, 58-A, and 59, 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. [**Mosley/Wade**] passed unanimously.

Resolution No. 69 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 75-L, Lot 121, 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, a cost not to exceed \$57,000.00 using ARPA funds (**Mosley/W. Wilson**) passed unanimously.

VI. Legislative Updates

Intergovernmental Cooperation Agreement. Staff met with the School District at the end of May. They attended their Finance Committee meeting and provided an overview of the Pittsburgh Land Bank and are hoping to return to speak to their full board later this summer. There is only one Treasurer's sale this year, so management is very eager to get this agreement in place.

Senator Casey has introduced a bill called the Neighborhood Revitalization and Land Banking Act that will create funding for land banks across the country they are proposing \$10,000 annually for land banks to help track property conditions and develop a database for tracking vacant properties, proposing developing a fellowship program. They would like to establish planning grants that would be between \$100,000 and \$250,000 to help land banks develop targeted revitalization plans for identified vacant and abandoned properties and there would be 2 to 15 \$1,000,000 implementation grants to put those plans into action over a five-year period.

VII. Public Comment



There was no public comment.

VIII. Adjournment

The Chair announced that the next meeting would be July 12th and asked if the Board or staff had any further comments before adjournment.

Sally Stadelman commented that Joe Wingenfeld of Rising Tide Partners and Jay Gilmer of Operation Better Block spoke during public comment to a Homewood project that did not receive concurrence from the City in time and therefore could not be brought before the Board today. Staff will be bringing that project to the Board for approval next month.

Sally also introduced Billy Qiu to the Board. Billy is a summer intern working with the Pittsburgh Land Bank as well as the Real Estate Department of the URA.

The Chair welcomed Billy and then called for a motion to adjourn.

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