



# Pittsburgh Land Bank Board Agenda

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

**Web Access:**

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**I. Roll Call**

**II. Public Comment**

**III. Chairman's Report (2 ACTIONS)**

A. Approval of the June 2024 Board meeting minutes

**◇ Motion to approve the June 2024 Board meeting minutes.**

B. Staffing Update

C. Announcement of Board Recess in lieu of August 9<sup>th</sup> Board meeting

**◇ Motion to recess in the month of August.**

**IV. Treasurer's Report (3 ACTIONS)**

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

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

B. Approval of payment for the URA quarterly staffing invoice pursuant to the URA-PLB Cooperation Agreement for second quarter of 2024

**◇ Motion to approve the URA quarterly staffing invoice for the second quarter of 2024 totaling \$85,488.86 using ARPA funds.**

C. Approval of payment for PLB's General Liability Insurance Policy

**◇ Motion to approve the payment of the 2024-25 General Liability Insurance Policy at a cost of \$5,850.00 using ARPA funds.**

**V. Staff Updates**

A. Properties Status and Sales Updates

    1. Completed Sales

    2. Pipeline Update

        a. URA Inventory



# Pittsburgh Land Bank Board Agenda (cont'd)

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- 1) Board approved sales
- 2) Objection Period Updates
- b. City Inventory
  - 1) Board approved acquisitions and sales
  - 2) Objection Period Updates
  - 3) Property Reserve Donation Agreement

B. Filing with the Department of Community & Economic Development (DCED)

- 1. PLB submitted an audit of income and expenditures, together with a report of its activities for the preceding year, to DCED to comply with Act 153 of 2012.

C. Hazelwood Ribbon Cutting

- 1. July 19<sup>th</sup> is the Flowers Avenue Ribbon Cutting of Affordable For-Sale New Construction Homes – PLB sold the parcels to Hazelwood Inc in August 2023.

D. Center for Community Progress hosts the Reclaiming Vacant Properties Conference, October 9 – 11, 2024, at the Hyatt Regency St. Louis at The Arch in St. Louis, MO

- 1. August 1<sup>st</sup> is the deadline for early bird registration at \$625 per person.

## VI. Action Items (10 ACTIONS)

A. City-owned Properties  
*Resolutions authorizing the acquisition of properties from the City of Pittsburgh by The Pittsburgh Land Bank*

**1. Resolution No. 74 (2024) Acquisition and Sale of 1022 Fairdale Street (42-N-143) | Sheraden**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 42-N, Lot 143, in the 20<sup>th</sup> 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 to Ebony Evans (“Farmer Girl Eb”).*

ANTICIPATED LAND BANK COSTS	
Acquisition	\$2,200
Recording Fees (Allegheny County)	\$182
Quiet Title	\$3,000



# Pittsburgh Land Bank Board Agenda (cont'd)

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<i>Holding Costs</i>	\$2,415
<b>TOTAL COSTS</b>	<b>\$7,797</b>
<b>FUNDING SOURCE</b>	<b>ARPA</b>

**2. Resolution No. 75 (2024) Acquisition and Sale of 0 Bennett Street (174-J-275 & 276), 7233 Bennett Street (174-K-273), and 7235 Bennett Street (174-K-274) | Homewood South**  
 ◊ *Authorization for The Pittsburgh Land Bank to acquire Block 174-J, Lots 275 and 276, and Block 174-K, Lots 273 and 274 in the 13<sup>th</sup> Ward from the City of Pittsburgh and to prepare the properties for sale at a cost not to exceed \$37,000.00 using ARPA funds and authorization to convey the same properties to the Urban Redevelopment Authority of Pittsburgh.*

ANTICIPATED LAND BANK COSTS	
<i>Acquisition</i>	\$14,400
<i>Recording Fees (Allegheny County)</i>	\$727
<i>Quiet Title</i>	\$12,000
<i>Holding Costs</i>	\$9,660
<b>TOTAL COSTS</b>	<b>\$36,787</b>
<b>FUNDING SOURCE</b>	<b>ARPA</b>

**3. Resolution No. 76 (2024) Acquisition of 0 Bennett Street (125-H-345) | Homewood West**  
 ◊ *Authorization for The Pittsburgh Land Bank to acquire Block 125-H, Lot 345, in the 12<sup>th</sup> 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 Benedict Dwellings, LLC.*

ANTICIPATED LAND BANK COSTS	
<i>Acquisition</i>	\$2,200
<i>Recording Fees (Allegheny County)</i>	\$182
<i>Quiet Title</i>	\$3,000



## Pittsburgh Land Bank Board Agenda (cont'd)

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<i>Holding Costs</i>	\$2,415
<b>TOTAL COSTS</b>	<b>\$7,797</b>
<b>FUNDING SOURCE</b>	<b>ARPA</b>

4. **Resolution No. 77 (2024) Acquisition and Sale of parcels along Bennett Street (Block 174-K, Lots 341, 341-A, 342, and 342-A), Sterrett Street (Block 174-K, Lots 361, 361-A, 361-B and Block 174-P, Lots 199 and 261), Kelly Street (Block 174-K, Lots 387, 389, and Block 174-P, Lots 273, 274, 275, 276, 280, 282, 283, 287, and 344), Hamilton Avenue (Block 174-P, Lots 141, 143, 165, 171, 172, 173, 176, 179, 188, 191, 192, and 193), and Formosa Way (Block 174-P, Lot 153, 184, 223, 259, 260 and 281) | Homewood South**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 174-K, Lots 341, 341-A, 342, 342-A, 361, 361-A, 361-B, 387, 389, and Block 174-P, Lots 141, 143, 153, 165, 171, 172, 173, 176, 179, 184, 188, 191, 192, 193, 199, 223, 259, 260, 261, 273, 274, 275, 276, 280, 281, 282, 283, 287, and 344, in the 13<sup>th</sup> Ward, from the City of Pittsburgh and to prepare the properties for sale at a cost not to exceed \$311,000.00 using ARPA funds and authorization to convey the same properties to Rising Tide Partners.*

<b>ANTICIPATED LAND BANK COSTS</b>	
<i>Acquisition</i>	\$97,600
<i>Recording Fees (Allegheny County)</i>	\$6,907
<i>Quiet Title</i>	\$114,000
<i>Holding Costs</i>	\$91,770
<b>TOTAL COSTS</b>	<b>\$310,277</b>
<b>FUNDING SOURCE</b>	<b>ARPA</b>

5. **Resolution No. 78 (2024) Acquisition and Sale of 243 and 247 Kennedy Avenue (Block 77-N, Lots 103 and 104) | Perry South**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 77-N, Lots 103 and 104, in the 26<sup>th</sup> Ward from the City of Pittsburgh and to prepare the properties for sale, including cleaning out the structures and sealing the building envelopes, at a cost not to exceed \$71,000.00 using ARPA funds and authorization to convey the same properties to Rising Tide Partners.*



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ANTICIPATED LAND BANK COSTS	
Acquisition	\$15,000
Recording Fees (Allegheny County)	\$182
Stabilization Grant	\$50,000
Holding Costs	\$4,830
<b>TOTAL COSTS</b>	<b>\$70,012</b>
<b>FUNDING SOURCE</b>	<b>ARPA</b>

- 6. Resolution No. 79 (2024) Acquisition and Sale of parcels along Stoebner Way, Meadow Street, Carver Street, Lowell Street, and Bennett Street (Block 124-N, Lots 312, 312-A, 312-B; Block 125-B, Lots 126, 141, 143, 160) | Larimer**  
*◇ Authorization for The Pittsburgh Land Bank to acquire Block 124-N, Lots 312, 312-A, 312-B; Block 125-B, Lots 126, 141, 143, and 160 in the 12<sup>th</sup> Ward from the City of Pittsburgh and to prepare the properties for sale, including quieting the title, at a cost not to exceed \$54,000 using ARPA funds, and authorization to convey the same properties to the Urban Academy of Greater Pittsburgh.*

ANTICIPATED LAND BANK COSTS	
Acquisition	\$15,400
Recording Fees (Allegheny County)	\$546
Quiet Title	\$21,000
Holding Costs	\$16,905
<b>TOTAL COSTS</b>	<b>\$53,851</b>
<b>FUNDING SOURCE</b>	<b>ARPA</b>

- 7. Resolution No. 80 (2024) Acquisition and Sale of parcels along Chalfont Street (Block 15-M, Lots 257, 258, 259, 260, and 261) | Beltzhoover**  
*◇ Authorization for The Pittsburgh Land Bank to acquire Block 15-M, Lots 257, 258, 259, 260 and 261 in the 18<sup>th</sup> Ward from the City of Pittsburgh and to prepare the*



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*property for sale at a cost not to exceed \$39,000.00 using ARPA funds and authorization to convey the same property to the Beltzhoover Consensus Group.*

ANTICIPATED LAND BANK COSTS	
Acquisition	\$11,000
Recording Fees (Allegheny County)	\$182
Quiet Title	\$15,000
Holding Costs	\$12,075
<b>TOTAL COSTS</b>	<b>\$38,257</b>
<b>FUNDING SOURCE</b>	<b>ARPA</b>

## B. URA-owned Properties

*Resolution authorizing the acquisition of property from the URA by The Pittsburgh Land Bank for conveyance to an end user*

### 1. Resolution No. 81 (2024) Acquisition and Sale of parcels along Rosetta Street and Broad Street (Block 50-G, Lots 60, 62, 63, and Block 50-K, Lots 172 and 173) | Garfield

*◊ Authorization for The Pittsburgh Land Bank to acquire Block 50-G, Lots 60, 62, and 63, and Block 50-K, Lots 172 and 173, in the 10th Ward, from the Urban Redevelopment Authority of Pittsburgh for \$500 per parcel plus costs using ARPA funds and authorization to convey the same properties to the City of Bridges Community Land Trust.*

## C. ARPA Stabilization Funds

*Resolutions authorizing the release of ARPA funds to prepare properties for sale, including quieting the title, sealing the building envelopes and cleaning out the structures*

### 1. Resolution No. 82 (2024) Authorization to enter into a grant agreement with Pittsburgh Housing Development Corporation (PHDC)

*◊ Authorization for The Pittsburgh Land Bank to enter into a grant agreement not to exceed \$500,000 using ARPA funds with Pittsburgh Housing Development Corporation (PHDC) for Block 27-B, Lots 392 and 393 (826 and 828 Shawnee Street); Block 10-C, Lot 26 (2526 Bedford Avenue); Block 15-H, Lot 291 (244 E. Warrington Avenue); Block 26-P, Lots 156, 157, and 164 (0 Adelaide Street); Block 15-R, Lots 230, and 281 (844 Gearing Avenue and 814 Delmont Avenue), in the Upper Hill and Beltzhoover neighborhoods, to*



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*clean out the structures, seal the building envelopes, and complete other essential repairs.*

## 2. Resolution No. 83 (2024) Authorization to enter into a grant agreement with Rising Tide Partners

*◇ Authorization for The Pittsburgh Land Bank to enter into a grant agreement not to exceed \$100,000 using ARPA funds with Rising Tide Partners (RT) for Block 56-F, Lots 174 and 176 (205 and 201 Glen Caladh Street), in the Hazelwood neighborhood, to clean out the structures, seal the building envelopes, and complete other essential repairs.*

## VII. Legislative Updates

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

B. 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).

## VIII. Public Comment

## IX. Adjournment

### 2024 Board Meeting Schedule

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