



Pittsburgh Land Bank (PLB) Minutes
July 12, 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 Steve Mazza. Director Tammy Thompson joined the meeting shortly after quorum.

The PLB Board had a quorum.

II. Public Comment

Sally Stadelman (PLB Manager) called on ten registered speakers:

Tina Daniels, Founder of Concrete Rose Construction, just completed an affordable housing development on Bennett Street, Benedict Dwellings, for affordable housing apartments and she would like the parcel next to them. This property will temporarily be used as greenspace for the tenants and eventually as more affordable housing.

Joseph Wingenfeld, Real Estate Director at Rising Tide Partners, spoke in favor of their acquisition of the RFS row houses in Homewood along Hamilton Avenue between Sterrett and Collier Streets. This project includes over 34 parcels, including 7 housing units that will come under community control since Rising Tide Partners is working with Homewood Community Development Corporation and Operation Better Block. The proposal before the Board is to transfer 38 plus City-owned properties, including 7 structures, to the Land Bank allowing Rising Tide Partners to gain site control over several blocks around the RFS site development.

Jon Hanrahan, Vice President of the Fineview Citizens' Council and Co-Chair of the Fineview and Perry Hilltop Housing Working Group, spoke in favor of the transfer of 243 and 247 Kennedy Avenue in Perry Hilltop to the Land Bank.

Julie Nigro, Director of Real Estate at the City of Bridges Community Land Trust, spoke in favor of the transfer of property on Broad and Rosetta Streets in the Garfield neighborhood. City of Bridges has been working with the Bloomfield-Garfield Corporation over the past year on this project to build six single-family homes. All homes would be sold to households under 80% of AMI and would be in the Community Land Trust to remain permanently affordable.

Chase Patterson is the founder and CEO of the Urban Academy, a public charter school in the Larimer neighborhood. The Academy believes that one of the ways to demonstrate their social commitment and commitment to the community is to help revitalize it and that is why they are asking for another opportunity to acquire land through the Land Bank in aspiration of advancing their campus plan.



Randy Sargent, parent of an Urban Academy scholar, spoke on behalf of the Urban Academy's request to acquire additional property through the Land Bank. They spoke very highly of the Urban Academy's commitment to quality education.

Blythe Stevens and Dr. Jacqueline Wilson, residents of Beltzhoover and members of the Beltzhoover Consensus Group, and Bruce Kraus, former Pittsburgh Councilmember, spoke on behalf of transferring the parcels on Chalfont Street to the Beltzhoover Consensus Group for development. This acquisition is critical to the continuation of the investment that has begun in Beltzhoover after decades of developmental neglect.

Jay Gilmer, part of the Homewood Community Development Collaborative, spoke in favor of the acquisition by Rising Tide Partners of the properties along Hamilton Avenue between Sterrett and Collier Streets.

III. Chairman's Report

Approval of June 2024 Board Meeting Minutes.

◊ Motion to approve the June 2024 Board meeting minutes [**Mosley/Mazza**] passed unanimously.

Announcement of Board Recess in lieu of August 9th Board meeting

◊ Motion to recess in the month of August [**Burkley/Mosley**] passed unanimously.

The Vice Chair then announced the resignation of Emily Kauchak, Assistant Manager of the Pittsburgh Land Bank.

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 June 2024 financials and approval of the monthly expenditures.

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

Approval of payment for the URA quarterly staffing invoice pursuant to the URA-PLB Cooperation Agreement for the 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 [**W. Wilson/Cash Wade**] passed unanimously.

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

V. Staff Updates

Properties



Sally Stadelman stated that the Pittsburgh Land Bank has had 14 sales to date. More information about these sales is available on the Land Bank's website (pghlandbank.org).

Sally then updated the board on feedback from the public during the 20-day objection period on pending sales. She also summarized where other properties are in the pipeline, which properties arrived in Land Bank inventory, and the status of properties in the Pittsburgh Property Reserve Donation Agreement.

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.

Board Members and the public were invited to the July 19th Flowers Avenue Ribbon Cutting of Affordable For-Sale New Construction Homes. PLB sold the parcels to Hazelwood Initiative in August 2023.

The Center for Community Progress will host the Bi-Annual Reclaiming Vacant Properties Conference, October 9 – 11, 2024, at the Hyatt Regency St. Louis at The Arch in St. Louis, MO. The PLB will be sending representatives to the conference.

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:

A. City-owned Properties

Resolution No. 74 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 42-N, Lot 143, in the 20th 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 (**Lavelle/Thompson**) passed unanimously.

Ms. Stadelman gave a brief description of the sale to Farmer Girl EB. Director Thompson then commented and commended Ebony Evans on the good job she is doing in the community and added that she will be a great steward of the property.

Resolution No. 75 (2024) Acquisition and Sale of 0 Bennett Street. 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 13th 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 (**Burkley/Wilson**) passed unanimously.

Resolution No. 76 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 125-H, Lot 345, in the 12th 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 (**Lavelle/Mosley**) passed unanimously.



Councilman Mosley, Director Thompson, and Director Cash Wade each spoke briefly of their high regard for Tina Daniels and the quality of her work.

Resolution No. 77 (2024) 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 13th 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 (**Wilson/W. Wilson**) passed. Director Thompson abstained from the vote as a member of Rising Tide Partners' Board of Directors.

Councilman Mosley commented on the positive impact of this project in the Homewood community.

Resolution No. 78 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 77-N, Lots 103 and 104, in the 26th 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 (**Mosley/Mazza**) passed unanimously.

Resolution No. 79 (2024) 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 12th 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 (**Burkley/Mazza**) passed unanimously.

Councilman Mosley commented that he is excited to see what the Urban Academy does with their students and how they reach out into the community as an anchor and catalyst in the neighborhood. Vice Chair Lavelle echoed these comments and praised the Urban Academy.

Resolution No. 80 (2024) Authorization for The Pittsburgh Land Bank to acquire Block 15-M, Lots 257, 258, 259, 260, 261, 262, and 263 in the 18th Ward from the City of Pittsburgh and to prepare the properties for sale at a cost not to exceed \$54,000.00 using ARPA funds and authorization to convey the same properties to the Beltzhoover Consensus Group (**Mosley/Mazza**) passed unanimously.

B. URA-owned Properties

Resolution No. 81 (2024) 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 a cost of \$500 per parcel plus costs using ARPA funds and authorization to convey the same properties to the City of Bridges Community Land Trust (**Mosley/Burkley**) passed unanimously.

C. ARPA Stabilization Grant Funds

Resolution No. 82 (2024) 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; Block 10-C, Lot 26; Block 15-H, Lot 291; Block 26-P, Lots 156, 157, and 164; Block 15-R, Lots



230, and 281, in the Upper Hill and Beltzhoover neighborhoods, to clean out the structures, seal the building envelopes, and complete other essential repairs **(Mosley/Mazza)** passed unanimously.

Ms. Stadelman explained that the acquisition and sale of these properties were approved by the Board at their meeting in November 2023. This vote is to update the language to include stabilization of the properties using ARPA funding. Vice Chair Lavelle commented that these properties are located where PHDC is already doing work so this is complementary to the work they are already doing.

Resolution No. 83 (2024) 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 , in the Hazelwood neighborhood, to clean out the structures, seal the building envelopes, and complete other essential repairs **(Mosley/Mazza)** passed unanimously.

Ms. Stadelman explained, similar to Resolution No. 82, that the acquisition and sale of these properties were approved previously by the Board. This vote is to update the language to include stabilization of the properties using ARPA funding.

VI. Legislative Updates

The Land Bank is still waiting for an Intergovernmental Cooperation Agreement to be signed.

There is no update to the Neighborhood Revitalization and Land Banking Act bill that Senator Casey introduced. The proposed bill will create funding for land banks across the country.

VII. Public Comment

There was no public comment.

VIII. Adjournment

The Vice Chair once again thanked Emily for her service and called for a motion to adjourn.

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