



Pittsburgh Land Bank Board Agenda

Date/Time: Friday, September 13, 2024, at 1:00 PM

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I. Roll Call

II. Public Comment

III. Chairman's Report (2 ACTIONS)

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

- B. Board and Staff Acknowledgements
 - 1. Congratulations to Director Tammy Thompson who was one of the recipients of a Visionary Leader in Community Development Award from NeighborWorks Western PA at their opening reception for the NeighborWorks Training Institute on August 26th.
 - 2. Congratulations also to Sally Stadelman, Manager of the Pittsburgh Land Bank, for being named to the 40 under 40 Class of 2024.
 Sally would like to extend an invitation to Board members to the 40 Under 40 Celebration on November 15th at Rivers Casino Event Center.

- C. Rescheduling October Board Meeting due to Reclaiming Vacant Properties Conference
 ◇ Motion to reschedule October Board Meeting to Friday October 18th.

IV. Treasurer's Report (3 ACTIONS)

- A. Acceptance of the July 2024 financials and approval of the monthly expenditures
 ◇ Motion to approve the July 2024 monthly expenditures.

- B. Acceptance of the August 2024 financials and approval of the monthly expenditures
 ◇ Motion to accept the August 2024 Financial Report and approve the monthly expenditures.

- C. Approval of increased payment for PLB's General Liability Insurance Policy. Payment includes an additional amount for property insurance and the addition of terrorism insurance for a total payment of \$6,405.
 ◇ Motion amending Resolution No. 84 (2024) that approved the payment of PLB's General Liability Insurance Policy to approve an increase in the cost of the annual premium to \$6,405.00 using ARPA funds.



Pittsburgh Land Bank Board Agenda (cont'd)

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V. Staff Updates

- A. Updates for Board Approved Acquisitions
 - 1. Completed Sales
 - 2. Property Pipeline Update
 - a. Status of property transfers from URA Inventory
 - b. Status of property transfers from City Inventory
 - 3. Open Objection Period Updates
- B. Pilot Residential Sales Program
 - 1. Applications to purchase are now live
 - 2. Program requirements are outlined on the PLB's website
- C. Staffing Update
 - 1. Real Estate & Closing Coordinator - position update

VI. Action Items (6 ACTIONS)

- A. Update on Rosetta Street Sale
 - 1. Buyer has rescinded offer
 - 2. **Resolution No. 90** for Board to repeal vote authorizing the sale of the property
 - ◊ *Motion to repeal Resolution No. 54 authorizing the acquisition from the Urban Redevelopment Authority by The Pittsburgh Land Bank of Block 50-G, Lot 76 in the 10th Ward for a price of \$500 plus costs using ARPA funds and sale of the same property to Abigail and Alex Kallam*
- B. Acquisition of City-owned Properties
 - Resolutions authorizing the acquisition of properties from the City of Pittsburgh by The Pittsburgh Land Bank*
 - 1. **Resolution No. 91 (2024) Acquisition and Sale of N. Charles & Strauss Streets (45-M-99, 100, 101, 102, 103, 104, 105, 106, 107, 109, 110, and 138) | Perry South**
 - ◊ *Authorization for The Pittsburgh Land Bank to acquire Block 45-M, Lots 99, 100, 101, 102, 103, 104, 105, 106, 107, 109, 110, and 138 in the 26th Ward from the City of Pittsburgh and to prepare the properties for sale at a cost not to exceed \$128,000.00 using ARPA funds and authorization to convey the same properties to the Charles Street Area Corporation ("CSAC").*



Pittsburgh Land Bank Board Agenda (cont'd)

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ANTICIPATED LAND BANK COSTS	
<i>Acquisition</i>	\$26,400
<i>Recording Fees (Allegheny County)</i>	\$182
<i>Quiet Title</i>	\$72,000
<i>Holding Costs</i>	\$28,980
TOTAL COSTS	\$127,562
FUNDING SOURCE	ARPA

2. Resolution No. 92 (2024) Acquisition and Sale of 718 Sterrett Street (174-K-362) | Homewood South

◊ *Authorization for The Pittsburgh Land Bank to acquire Block 174-K, Lot 362 in the 13th Ward from the City of Pittsburgh and to prepare the properties for sale at a cost not to exceed \$14,000.00 using ARPA funds and authorization to convey the same properties to Rising Tide Partners.*

ANTICIPATED LAND BANK COSTS	
<i>Acquisition</i>	\$5,000
<i>Recording Fees (Allegheny County)</i>	\$182
<i>Quiet Title</i>	\$6,000 (buyer may quiet title themselves)
<i>Holding Costs</i>	\$2,415
TOTAL COSTS	\$13,597
FUNDING SOURCE	ARPA

3. Resolution No. 93 (2024) Acquisition and Sale of 0 Hamilton Avenue (125-M-297) | Homewood West

◊ *Authorization for The Pittsburgh Land Bank to acquire Block 125-M, Lot 297 in the 12th Ward from the City of Pittsburgh and to prepare the property for sale at a cost not to exceed \$11,000.00 using ARPA funds and authorization to convey the same property to Tink + Design LLC.*



Pittsburgh Land Bank Board Agenda (cont'd)

Date/Time: Friday, September 13, 2024, at 1:00 PM

ANTICIPATED LAND BANK COSTS	
<i>Acquisition</i>	\$2,200
<i>Recording Fees (Allegheny County)</i>	\$182
<i>Quiet Title</i>	\$6,000
<i>Holding Costs</i>	\$2,415
TOTAL COSTS	\$10,797
FUNDING SOURCE	ARPA

C. Pilot Residential Sales Program Properties

Resolution authorizing the acquisition of property from the URA or the City of Pittsburgh by The Pittsburgh Land Bank for conveyance to qualified end users

1. Resolution No. 94 (2024) Acquisition of 2013 Boulevard of the Allies and 2005 Boulevard of the Allies (Block 11-K-271-3 and 11-K-271-10) | Bluff

◇ Authorization for The Pittsburgh Land Bank to acquire Block 11-K, Lots 271-3 and 271-10 in the 1st Ward from the City of Pittsburgh and to prepare the properties for sale, including quieting the title, cleaning out the structures and sealing the building envelopes, at a cost not to exceed \$128,000.00 using ARPA funds.

ANTICIPATED LAND BANK COSTS	
<i>Acquisition</i>	\$10,000
<i>Recording Fees (Allegheny County)</i>	\$182
<i>Quiet Title</i>	\$12,000
<i>“Buyer-Ready” Budget (Clean-out & Sealing of Building Envelope)</i>	\$100,000
<i>Holding Costs</i>	\$4,830
TOTAL COSTS	\$127,012
FUNDING SOURCE	ARPA



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D. Acquisition of 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. 95 (2024) Acquisition and Sale of 0 Carrington Street and 0 Alpine Avenue (Block 23-F-198 and 199) | Central Northside

◇ Authorization for The Pittsburgh Land Bank to acquire Block 23-F, Lots 198 and 199, in the 25th Ward, from the Urban Redevelopment Authority of Pittsburgh for \$500 plus costs using ARPA funds and authorization to convey the same properties to Todd Meyer.

2. Resolution No. 96 (2024) Acquisition and Sale of 0 Webster Avenue (formerly 1843 Webster Avenue) (Block 9-S-200) | Crawford Roberts

◇ Authorization for The Pittsburgh Land Bank to acquire Block 9-S, Lot 200, in the 3rd Ward, from the Urban Redevelopment Authority of Pittsburgh for \$500 plus costs using ARPA funds and authorization to convey the same property to Donna Rivers.

VII. Legislative Updates

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

- 1. Presenting to the Pittsburgh School Board on October 7, 2024.

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 th	April 12 th	July 12 th	October 11 th
February 9 th	May 10 th	August Recess	November 8 th
March 8 th	June 14 th	September 13 th	December 13 th