



Pittsburgh Land Bank (PLB) Minutes
September 13, 2024

Convene

The Chair called the meeting to order.

I. Roll Call

Emily Kauchak (PLB Assistant Manager) called the roll. Members present: Chair Bobby Wilson, Vice Chair Daniel Lavelle, Councilman Khari Mosley, Director Wanda Wilson, Director Jennifer Cash Wade, and Director Tamara Dudukovich.

The PLB Board had a quorum.

II. Public Comment

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

Letaj Tinker— Project architect at Tinker Design an architectural firm geared towards providing architectural services and technical services to nonprofits and community organizations across the city. He thanked the Land Bank for their consideration of his acquisition of a vacant lot along Hamilton Avenue in the Homewood neighborhood for a parking lot that will provide parking for the renovation that will be taking place at the adjacent building at 6957 Hamilton Ave. The renovation will provide two affordable units on the second floor and commercial space on the ground floor. He intends to move his architectural practice into the ground floor space which will also provide limited co-working space for one or two other minority businesses. This is phase one of two phases.

Angela Williams – Executive Director and Board Chair of the Charles Street Area Corporation/Council spoke in support of the acquisition of properties located on Charles Street. This area has been lacking in new construction in affordable home ownership for the last 20 years. They would like the lots to be transferred to the Pittsburgh Land Bank to hold for them until they have secured all of the funding so they can build six units in phase one. They recently secured the funding to apply for some grants that would take care of the majority of the subsidy required to build 6 affordable housing units at 80% AMI.

Rebecca Mizikar – with PVE, LLC, also spoke in support of the N. Charles St. Affordable Housing Project: Reporting on PVE's due diligence phase site assessment which has just concluded and confirms the feasibility of the site for housing.

La Rita Alston – a resident of the Charles Street Valley for most of her 67 years and a Board member of the Charles Street Area Council spoke in support of the transfer of the vacant, publicly-owned lots on Charles Street to the Charles Street Area Corporation / Council.



Debra Gist – grew up in the Charles Street area, moved away, but returned in 1998 and has lived there since also spoke in support of the acquisition of the vacant, publicly-owned lots on Charles Street to the Charles Street Area Corporation / Council.

Rhonda Strozier is Executive Director of the Fineview and Perry Hilltop Citizens' Council. Perry Hilltop is a part of Perry South and the Charles Street Valley, so she spoke in support of affordable housing in the Charles Street Valley.

Theresa Mayo lived in the Charles Street area as a child and is considering moving back to the Charles Street area. She would like to see this project move forward.

Rebecca Guillory Gilmer spoke in support of the Charles Street project as a worthy investment.

Erica Wingfeld – Vice President of the Charles Street Area Council Corporation also spoke in support of the project.

III. Chairman's Report

Approval of July 2024 Board Meeting Minutes.

◊ Motion to approve the July 2024 Board meeting minutes [**W. Wilson/Mosley**] passed unanimously.

The Chair congratulated 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.

Congratulations were also extended to Sally Stadelman, Manager of the Pittsburgh Land Bank, for being named to Pittsburgh Magazine and PUMP's 40 under 40 Class of 2024.

The Chair asked the Board for a vote to reschedule the October Board Meeting due to a scheduling conflict with the Center for Community Progress' Reclaiming Vacant Properties Conference. Four of the Board members and the Land Bank's Manager will be attending the conference in St. Louis.

◊ Motion to reschedule October Board Meeting to Friday October 18th [**Mosley/Lavelle**] 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.

◊ Motion to approve the July monthly expenditures [**W. Wilson/Lavelle**] passed unanimously.

Acceptance of the August 2024 financials and approval of the monthly expenditures.

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

Director Wanda Wilson then sought the Board's approval of an increase in the cost of the PLB's General Liability Insurance Policy. Payment was approved by the Board at their July meeting. A revised invoice received from



the insurance provider 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 [**W. Wilson/Dudukovich**] passed unanimously

Due to a Board member scheduling conflict that required her to leave the board meeting at 2 p.m., Ms. Stadelman suggested that the Board vote on agenda action items while the Board still had quorum. She presented staff updates after the votes were taken.

V. Action Items

The Chair asked Ms. Kauchak to read the resolutions into the record.

A. Update on Rosetta Street Sale

The Buyer who had requested to purchase a property on Rosetta Street rescinded their offer.

Resolution No. 90 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 [**Mosley/W. Wilson**] passed unanimously.

Ms. Stadelman commented that this property is in URA inventory and will stay in URA inventory.

B. City-owned Properties

Resolution No. 91 (2024) 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 \$92,000.00 using ARPA funds and authorization to convey the same properties to the Charles Street Area Corporation ("CSAC") [**Lavelle/W. Wilson**] passed unanimously.

Ms. Stadelman mentioned that support for Phase I of this project was voiced by numerous speakers during the public comment at the beginning of this meeting. In addition, notes of support were received from Deborah White and Louann Louis, residents of the Charles Street Valley, and a letter of support from Ben Soltesz, President of the Northside Leadership Conference.

Resolution No. 92 (2024) 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 property for sale at a cost not to exceed \$11,000.00 using ARPA funds and authorization to convey the same property to Rising Tide Partners [**W. Wilson/Lavelle**] passed unanimously.

This is an additional parcel to be added to the parcels the Land Bank Board approved for acquisition last month and is to be added to the group of properties Rising Tide Partners, who has filed a large conservatorship, is putting together for their project in Homewood South. The property is in very poor condition and will need to be demolished.



Resolution No. 93 (2024) 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 \$8,000.00 using ARPA funds and authorization to convey the same property to Tink + Design LLC. **[W. Wilson/Dudukovich]** passed unanimously.

C. Pilot Residential Sales Program Properties

Resolution No. 94 (2024) 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 \$122,000.00 using ARPA funds **[W. Wilson/Lavelle]** passed unanimously.

D. URA-owned Properties

Resolution No. 95 (2024) ◇ 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 per parcel plus costs using ARPA funds and authorization to convey the same properties to Todd Meyer **[W. Wilson/Dudukovich]** passed unanimously.

There are property restrictions on the adjacent property pending the completion of this sale.

Resolution No. 96 (2024) ◇ 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 **[W. Wilson/Lavelle]** passed unanimously.

This property will be transferred to the adjacent neighbor as a side yard.

VI. Staff Updates

Properties

Sally Stadelman stated that the Pittsburgh Land Bank has had 15 completed sales to date. More information about these sales is available on the Land Bank's website (pghlandbank.org).

Sally then updated the board on properties in the pipeline, which properties arrived in Land Bank inventory, and the status of properties in the Pittsburgh Property Reserve Donation Agreement.

VI. Legislative Updates

The Land Bank is still waiting for an Intergovernmental Cooperation Agreement to be signed. The Land Bank will be presenting to the Pittsburgh School Board on October 7, 2024.

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



Yvonne Rainey – Community Activist – lives on the Northside and strongly supports what Ms. Williams is doing.

VIII. Adjournment

The Chair reminded everyone that the October meeting will be on Friday, October 18 at 1 p.m. He then called for a motion to adjourn.

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