



Pittsburgh Land Bank (PLB) Minutes
October 18, 2024

Convene

The Chair called the meeting to order.

I. Roll Call

Sally Stadelman (PLB Manager) called the roll. Members present: Councilman Bobby Wilson, Councilman Daniel Lavelle, Wanda Wilson, Jennifer Cash Wade, Kirk Burkley.

The PLB Board had a quorum.

II. Public Comment

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

Mohak Chauhan – Director of Construction and Redevelopment at the Hilltop Alliance. Spoke in support of the Hilltop Alliance’s acquisition of 219 Reifert Street from the Land Bank.

III. Chairman's Report

Approval of September 2024 Board Meeting Minutes.

◊ Motion to approve the September 2024 Board meeting minutes [**W. Wilson/Cash Wade**] passed with Tammy Thompson abstaining.

The Chair then welcomed Miauna Connor as a new PLB staff member. Sally Stadelman introduced Miauna to the Board, giving a brief background and saying how excited she is to have her on board. Miauna said how happy she is to be here.

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 to accept the September 2024 financials and approve the monthly expenditures.

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

V. Staff Updates

Sally Stadelman stated that the Pittsburgh Land Bank has had 15 completed sales to date. There were no new sales this month but there are several pending sales that should close by the end of the year. The PLB has been working with Habitat for Humanity on the sale of several lots in Homewood. When Habitat had soil tested, they discovered that the condition of the soil is such that it would be cost prohibitive to build there.



So, this sale is no longer proceeding, but there are several other properties that the PLB is working on with Habitat for Humanity of Pittsburgh.

Sally updated the board on properties in the pipeline and property acquisitions that have just arrived in Land Bank inventory. During the 20-day objection period, the PLB received some inquiries from people interested in purchasing two or three of the properties destined to go to the PHDC. These properties will be available after the PHDC acquires and rehabs them. There were not enough objections to require any additional community meeting.

Ms. Stadelman reviewed properties in the Pittsburgh Property Reserve Donation Agreement. About $\frac{3}{4}$ of the properties have been sold to the CDCs. Three of the properties have been pulled into the residential pilot program.

There are four properties that have arrived in the Residential Pilot Rehab Program that the PLB is working with contractors to get cleaned out and quiet title actions are pending on two of the properties. We want to get these properties listed so we can take applications. There are two properties in Uptown that City Council has just approved, and we hope to bring them into inventory in the coming months. Information about the Residential Pilot Rehab Program is on the PLB website.

Ms. Stadelman invited board members who attended The Reclaiming Vacant Properties Conference in St. Louis to share any of their takeaways from the conference. She shared some of her insights and then the Chair added his thoughts about the benefit of networking with land banks and experts from across the country.

Ms. Stadelman reminded everyone about a public info session she would be attending and encouraged anyone interested to attend. Finally, she reminded everyone of the PLB's year-end reporting schedule.

VI. Action Items

The Chair said there were two action items to be voted and asked Ms. Stadelman to read the first resolution into the record.

Approval of new Cooperation Agreement for Services and Facilities with the Urban Redevelopment Authority (URA)

◊ Authorization to enter into an administrative agreement for services and facilities with the Urban Redevelopment Authority of Pittsburgh for reimbursement of PLB staff salaries and URA staff hours spent on services and project execution [**Lavelle/Cash Wade**].

The PLB Manager did not have a final copy to share with the Board of the agreement that the URA Board had authorized the URA to enter into. There is an ongoing discussion on the details of how the final numbers will be calculated.

Director Wanda Wilson said she would like to hold this motion until the Board has an opportunity to review the agreement and discuss the terms with the other Board members.



◇ Motion to hold the vote until the next board meeting in November [Thompson/W. Wilson] passed unanimously.

Resolution No. 100 (2024) Acquisition and Sale of 219 Reifert Street (33-K-128) | Knoxville

◇ Authorization for The Pittsburgh Land Bank to acquire 219 Reifert Street, Block 33-K, Lot 128, in the 30th Ward from the City of Pittsburgh and to prepare the property for sale at a cost not to exceed \$12,000.00 using ARPA funds and authorization to convey the same property to Hilltop Alliance, contingent on certification of the Treasurer's Sale that will bring the property into the City's inventory [Lavelle/W. Wilson] passed with one abstention.

VII. Legislative Updates

The Land Bank is still waiting for an Intergovernmental Cooperation Agreement to be signed. Land Bank Chair, Bobby Wilson, and Manager, Sally Stadelman, presented to the Pittsburgh School Board on October 7, 2024. They thought it was a very productive meeting.

Director Jennifer Cash Wade asked if there was a timeline for signing the agreement. Ms. Stadelman replied no but she is hopeful of having it signed before the end of the year. Director Thompson stated how imperative it is to get this signed to determine how effective the Land Bank will be.

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.

VIII. Public Comment

There was no public comment.

IX. Adjournment

The Chair reminded everyone that the November meeting will be on Friday, November 8 at 1 p.m. He then called for a motion to adjourn.

◇ Motion to adjourn [Cash Wade/Lavelle] passed unanimously.