



Pittsburgh Land Bank (PLB) Minutes

July 11, 2025

Convene

The Vice Chair called the meeting to order and announced that the Land Bank Board met immediately prior to this meeting for an Executive Session. The session covered Real Property Transactions.

I. Roll Call

PLB Acting Executive Director Sally Stadelman called the roll. Members present:
Vice Chair Councilman R. Daniel Lavelle, Secretary Councilman Khari Mosley, Treasurer Director Wanda Wilson, Director Kirk Burkley, and Director Jennifer Cash Wade.

The PLB Board had a quorum.

II. Public Comment

2 and 3 Seneca Street (11-K-78, 11-K-78-2) | Uptown

Michael McAllister – Epic Development (owner) - spoke about his project in which he has partnered with PLB and Uptown Partners to rehab two blighted properties for re-sale to owner occupants. Voiced that he is excited for the opportunity and properties could be ready as early as next Spring (2026).

Mikayla Scheckler – Real Estate and Development Program Manager (Uptown Partners) - in support of sale of 2 & 3 Seneca to Epic Development. Stated proposal was given July 8th 2025 and received full support of Uptown Partners and the community.

0 Meadow St (124-N-254) & (124-N-255) | Larimer

Manyell Akife-Reed – Looking forward to continuing to advocate for the Larimer neighborhood, and work with LCG and Kingsley. Family has been trying to acquire this land since 2018.

Jerome Scott – in support of Manyell Akife-Reed and relative of Sharon Scott who owns the property next to these lots.

Caprice Scott – in support of sale of 0 Meadow to Manyell Akife-Reed. Family looks forward to deepening their roots and legacy in the Larimer Community.

III. Chairman's Report



A. Approval of the June 2025 Board meeting minutes

◊ Motion to approve the June 2025 Board meeting minutes **[W.Wilson/Cash-Wade]** passed unanimously

B. Announcement of Board Recess in lieu of August 8th Board meeting

◊ Motion to recess in the month of August. **[Cash-Wade/W.Wilson]** passed unanimously

C. Staffing Update

Councilman Lavelle welcomed Devin Shirey, the recently hired Administrative Coordinator, to the Pittsburgh Land Bank

IV. Treasurer's Report

Director Wanda Wilson, Land Bank Board Treasurer, presented the Land Bank's June 2025 financials.

Acceptance of the June 2025 financials and approval of the monthly expenditures

◊ *Motion to accept the June 2025 financial report and approve the June 2025 monthly expenditures*
[W.Wilson/Cash-Wade] passed unanimously

Councilman Mosley left the meeting after the treasurer's report; the board did not have a quorum at this time.

V. Staff Updates

A. Board Approved Property Acquisitions– Progress Update

1. Completed Sales – Sally Stadelman announced 42 completed sales. Sally highlighted Habitat for Humanity transfer. There are thirty-two active closings, and hopefully by the September PLB Board Meeting they will be completed.

The most recent batch of resident rehab properties are in PLB inventory and are being cleaned up and the titles are being cleared.

All properties that are going to the City Council should be going to standing committee next week.

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 -

Project objection updates from June that were unable to be presented are being presented today on July's agenda. There are eight new objection periods going up next week; the project pages will be available on the website, and public input will be welcome during the objection period.

B. Pilot Residential Rehab Program -

Sally stated PLB is looking to close on High Street properties and will be listing Uptown property



on Boulevard of The Allies in addition to the property on Niagara Street in Oakland. Sally reviewed the requirements of the residential rehab program.

C. Public Comment -

Sally asked if the PLB Board meetings should change to allow for in person comment either at the 412 Boulevard of the Allies building or Council Chambers.

Lavelle, Cash-Wade, Burkley – In favor of allowing for in person public comment.

W.Wilson - not in favor of allowing for in person public comment.

It was noted by URA Director Nemani-Stranger that per building ownership agreement, security would need to be present for in person meetings and the PLB would need to incur that cost. Cost to be shared with Board of Directors from Nemani-Stranger.

D. PLB In the News -

Sally highlighted the Habitat for Humanity groundbreaking in Larimer along with a WESA article with a great summary about the work land banks do which featured PLB and Tri-Cog.

Councilman R. Wilson joined at 1:37 p.m.: the board had quorum

VI. Action Items

Councilman Lavelle said there were five action items to be voted on and asked Ms. Stadelman to read the first resolution into the record.

Resolution No. 54 (2025) Acquisition and Sale of 403 Grove St (10-N-344) and 346 Renfrew St (124-R-112) | Hill District & Larimer

♦ Authorization for The Pittsburgh Land Bank to acquire Block 10-N, Lot 344 (403 Grove St) in the 5th Ward and Block 124-R, Lot 112 (346 Renfrew St) in the 12th Ward, from the Urban Redevelopment Authority of Pittsburgh using ARPA funds and authorization to convey the same property to JB5 Investments LLC an affiliate entity of Sheree Anderson for \$40,000. **[Cash-Wade/W.Wilson]** Passed unanimously

Resolution No. 55 (2025) Acquisition and Sale of 2 and 3 Seneca Street (11-K-78, 11-K-78-2) | Uptown

♦ Authorization for The Pittsburgh Land Bank to acquire Block 11-K, Lots 78 and 78-2 (2 and 3 Seneca Street) in the 4th Ward from the City of Pittsburgh and to prepare the properties for sale, including quieting the title, at a cost not to exceed \$20,000 using ARPA funds, and authorization to convey the same properties to Epic Development, an affiliate entity of Michael McAllister, for \$20,000. **[W.Wilson/Burkley]** Passed unanimously.

*Director Cash-Wade disclosed she has property on Seneca Street across the street from the proposed properties. It was determined this is not a conflict of interest.



Resolution No. 56 (2025) Acquisition and Sale of 0 Meadow St (124-N-254) & (124-N-255) | Larimer

◊ Authorization for The Pittsburgh Land Bank to acquire Block 124-N, Lot 254 and Lot 255 (0 Meadow St) in the 12th Ward from the City of Pittsburgh or the Urban Redevelopment Authority at a cost not to exceed ~~\$7,500~~ **\$10,000** using ARPA funds and authorization to convey the same properties to ~~Sharon Scott~~ **Manyell Akinfe-Reed**. Motion to amend **[Cash-Wade/W.Wilson]** amendment passed unanimously. The resolution passed unanimously.

Resolution No. 57 (2025) Acquisition of 65 Amanda Avenue (14-R-79) | Knoxville

◊ Authorization for The Pittsburgh Land Bank to acquire Block 14-R, Lot 79 (65 Amanda Avenue) in the 30th Ward from Wayne Rethage at a cost not to exceed \$10,000 using ARPA funds and authorization to convey the same property to the Hilltop Alliance. **[W.Wilson/Burkely]** passed unanimously.

Resolution No. 58 (2025) Acquisition of 243 Moore Avenue (33-B-317) | Knoxville

◊ Authorization for The Pittsburgh Land Bank to acquire Block 33-B, Lot 317 (243 Moore Avenue) in the 30th Ward via donation from Karl Greenley and Bohuslava Johnson and at a cost not to exceed \$10,000 using ARPA funds and authorization to convey the same property to the Hilltop Alliance. **[W.Wilson/Burkely]** passed unanimously.

Councilman Mosley has joined at 1:51 p.m. and confirmed that he was present during the vote for recess and treasurers report.

VII. Public Comment

There were no further public comments.

VIII. 2025 Board Meeting Schedule and Adjournment

The Vice Chair reminded everyone that the next meeting will be on Friday, September 12th at 1 p.m. He then called for a motion to adjourn.

◊ Motion to adjourn **[Cash-Wade/W.Wilson]**