



## Pittsburgh Land Bank Board Agenda

Date/Time: Friday, September 12, 2025, at 1:00 PM

*Announcement by the Chair: Today the Land Bank Board met immediately prior to this meeting for an informational Executive Conference and an Executive Session to discuss Real Property transactions.*

### I. Roll Call

### II. Public Comment

#### **Public Comment Statement:**

*Please use the Raise Hand function in the bottom menu if you wish to speak during Public Comment. As a reminder, public comment is taken at the beginning and a second time at the end of the meeting.*

*To begin, please state your name, neighborhood and/or your organization affiliation. You will have three minutes to speak.*

**Optional:** *Board members generally do not respond to public comments during the meeting, but Land Bank Staff are happy to collect contact information and/or address comments and questions after the meeting. Please contact us at [staff@pghlandbank.org](mailto:staff@pghlandbank.org) or call (412) 255-6566.*

***Joshua Rolón will call on each individual commenter***

*(Please remind Board members to say their name before making or seconding a motion)*

### III. Chairman's Report (1 ACTION)

A. Approval of the July 2025 Board meeting minutes

**◊ Motion to approve the July 2025 Board meeting minutes.**

### IV. Treasurer's Report (1 ACTION)

A. Acceptance of the July 2025 and August 2025 financials and approval of the monthly expenditures

**◊ Motion to accept the July 2025 and August 2025 financial reports and approve the July 2025 and August 2025 monthly expenditures.**

### V. Staff Updates

A. Board Approved Property Acquisitions— Progress Update

1. Completed Sales



## Pittsburgh Land Bank Board Agenda (cont'd)

Date/Time: Friday, September 12, 2025, at 1:00 PM

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 Rehab Program

C. Center for Community Progress National Land Bank Network Report Out

D. Bookkeeping RFP

### VI. Action Items (21 ACTIONS)

A. Engineering Services

**1. Resolution No. 61 (2025) | Authorization to enter into a contract with Engineering Elegance LLC for workplans and rehab cost estimates**

*◇ Authorization for The Pittsburgh Land Bank to enter into a contract for engineering services with Engineering Elegance LLC, an affiliate entity of James Palmer, to complete building evaluations and cost estimates to create stabilization plans and full workplans for residential rehab properties on an as-needed basis for a total contract amount not to exceed \$10,000 using ARPA funds.*

**2. Resolution No. 62 (2025) | Authorization to enter into a contract with CitySTUDIO LLC, Dreamworks, and for rehabilitation cost estimates**

*◇ Authorization for The Pittsburgh Land Bank to enter into a contract for engineering services with CitySTUDIO LLC, an affiliate entity of Ryan England, to complete building evaluations, stabilization workplans, and cost estimates for up to 24 structures in the Southern Hilltop Neighborhoods for an amount not to exceed \$10,000 using ARPA funds.*

B. URA-owned Properties

*Resolutions authorizing the acquisition of property from the URA by The Pittsburgh Land Bank for conveyance to an end user*

**1. Resolution No. 63 (2025) Acquisition and Sale of Parcels along Fulton Street (22-K-66, 22-K-69-0-2) | Manchester**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 22-K, Lots 66 and 69-0-2 (0 Fulton Street), 21st Ward, from the Urban Redevelopment Authority of Pittsburgh, contingent on authorization by the Board of the Urban*



## Pittsburgh Land Bank Board Agenda (cont'd)

Date/Time: Friday, September 12, 2025, at 1:00 PM

*Redevelopment Authority of Pittsburgh of the transfer, for \$15,000 plus costs using ARPA funds. Further authorization to convey the same properties to Out of the End Inc., a non-profit associated with Ebony Lunsford-Evans, for \$15,000.*

### **2. Resolution No. 64 (2025) Acquisition (from the City) and Sale of Parcels along Fulton Street (22-K-64, 65, 67, 68) | Manchester**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 22-K, Lots 64, 65, 67, and 68 (0 Fulton Street), 21<sup>st</sup> Ward, from the City of Pittsburgh and to prepare the properties for sale, including quieting the title, at a cost not to exceed \$30,000 using ARPA funds and authorization to convey the same properties to Out of the End Inc., a non-profit associated with Ebony Lunsford-Evans for \$30,000.*

### **3. Resolution No. 65 (2025) Acquisition and Sale of 0 Meadow Street (125-B-116-0-1) | Larimer**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 125-B, Lot 116-0-1 (6513 Meadow Street), 12th Ward, from the Urban Redevelopment Authority of Pittsburgh using ARPA funds and authorization to convey the same property to Urban Academy of Greater Pittsburgh Charter School for \$10,000.*

### **4. Resolution No. 66 (2025) Acquisition and Sale of 0 Hamilton Avenue (174-P-142) | Homewood**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 174-P, Lot 142 (0 Hamilton Avenue), 13<sup>th</sup> Ward, from the Urban Redevelopment Authority of Pittsburgh for \$4,400 plus costs using ARPA funds and authorization to convey the same property to Rising Tide Partners or a related entity for \$4,400.*

### **5. Resolution No. 67 (2025) Acquisition and Sale of Parcels Along Centre Avenue (10-N-287 and 10-N-288) | Hill District**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 10-N, Lots 287 and Lot 288 (0 Centre Avenue), 5th Ward, from the Urban Redevelopment Authority of Pittsburgh for \$5,500 plus costs using ARPA funds and authorization to convey the same property to Black Beauty's Lounge or a related entity affiliated with Roberta Cole for \$7,000.*

### **6. Resolution No. 68 (2025) Acquisition and Sale of 0 Auburn Street (83-S-296) | Larimer**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 83-S, Lot 296 (0 Auburn Street), 12th Ward, from the Urban Redevelopment Authority of Pittsburgh for \$4,800 plus costs using ARPA funds and authorization to convey*



## Pittsburgh Land Bank Board Agenda (cont'd)

Date/Time: Friday, September 12, 2025, at 1:00 PM

*the same property to DOBIS Worldwide, LLC or a related entity of Andrew Taglianetti for \$5,000.*

### C. City-owned Properties

*Resolutions authorizing the acquisition of property from the City of Pittsburgh by The Pittsburgh Land Bank*

#### **1. Resolution No. 69 (2025) Acquisition and Sale of 0 Curtin Avenue (14-E-11, 14-E-12) | Beltzhoover**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 14-E, Lots 11 and 12 (0 Curtin Avenue), 18th Ward, from the City of Pittsburgh and to prepare the properties for sale, including quieting the title, at a cost not to exceed \$15,000 using ARPA funds, and authorization to convey the same properties to Hilltop Rising, LLC for \$15,000.*

#### **2. Resolution No. 70 (2025) Acquisition and Sale of 0 N Homewood Avenue & 710 N Homewood (174-J-134 and 174-J-135) | Homewood**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 174-J, Lots 134 and 135 (0 N Homewood Avenue and 710 N Homewood Avenue), 13th Ward, from the City of Pittsburgh and to prepare the properties for sale, including quieting the title, at a cost not to exceed \$15,000 using ARPA funds, and authorization to convey the same properties to the Urban Redevelopment Authority of Pittsburgh for \$15,000.*

#### **3. Resolution No. 71 (2025) Acquisition of 1108 Fabyan Street (47-A-199) | Spring Hill**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 47-A, Lot 199 (1108 Fabyan Street), 26th Ward, from the City of Pittsburgh and to prepare the structure for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, at a cost not to exceed \$50,000 using ARPA funds.*

#### **4. Resolution No. 7 (2025) Acquisition of 1134 Fabyan Street (47-A-186) | Spring Hill**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 47-A, Lot 186 (1134 Fabyan Street), 26th Ward, from the City of Pittsburgh and to prepare the structure for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, at a cost not to exceed \$50,000 using ARPA funds.*

#### **5. Resolution No. 73 (2025) Acquisition of 1230 Itin Street (47-P-43) | Spring Hill**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 47-P, Lot 43 (1230 Itin Street), 24th Ward, from the City of Pittsburgh and to prepare the structure for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, at a cost not to exceed \$50,000 using ARPA funds.*



## Pittsburgh Land Bank Board Agenda (cont'd)

Date/Time: Friday, September 12, 2025, at 1:00 PM

**6. Resolution No. 74 (2025) Acquisition and Sale of 2104 Lappe Lane (47-J-353) | Spring Hill**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 47-J, Lot 353 (2104 Lappe Lane), 26th Ward, from the City of Pittsburgh and to prepare the structure for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, at a cost not to exceed \$50,000 using ARPA funds and authorization to sell the same property to Tyler Jones or a related entity.*

**7. Resolution No. 75 (2025) Acquisition of 2118 Rockledge Street (47-G-84) | Spring Hill**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 47-G, Lot 84 (2118 Rockledge Street), 26th Ward, from the City of Pittsburgh and to prepare the structure for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, at a cost not to exceed \$50,000 using ARPA funds.*

**8. Resolution No. 76 (2025) Acquisition of 921 South Side Avenue (47-E-14) | Spring Hill**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 47-E, Lot 14 (921 South Side Avenue), 26th Ward, from the City of Pittsburgh and to prepare the structure for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, at a cost not to exceed \$50,000 using ARPA funds.*

**9. Resolution No. 77 (2025) Acquisition and Sale of 0 Latimer Street (116-G-42) | Summer Hill**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 116-G, Lot 42 (0 Latimer Street), 26<sup>th</sup> Ward, from the City of Pittsburgh and to prepare the property for sale, including quieting the title, at a cost not to exceed \$7,500 using ARPA funds and authorization to convey the same property to the current Adopt-A-Lot lease holder, David Mazza, for \$7,500.*

**10. Resolution No. 78 (2025) Acquisition and Sale of 111 Chalfont Street (15-L-195) | Beltzhoover**

*◇ Authorization for The Pittsburgh Land Bank to acquire Block 15-L, Lot 195 (111 Chalfont Street), 18<sup>th</sup> Ward, from the City of Pittsburgh and to prepare the structure for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, at a cost not to exceed \$50,000 using ARPA funds and authorization to convey the same property to Maurice Rhodes.*

**11. Resolution No. 79 (2025) Acquisition & Sale of 6411 Meadow Street (124-P-79-A) | Larimer**



## Pittsburgh Land Bank Board Agenda (cont'd)

**Date/Time:** Friday, September 12, 2025, at 1:00 PM

◊ *Authorization for The Pittsburgh Land Bank to acquire Block 124-P, Lot 79-A (6411 Meadow Street), 12<sup>th</sup> Ward, from the City of Pittsburgh and to prepare the property for sale, including quieting the title, cleaning out the structure, and sealing the building envelope, for a cost not to exceed \$50,000 using ARPA funds.*

**D. PLB Inventory**

*Resolutions authorizing the sale of property from The Pittsburgh Land Bank to a qualified buyer*

**1. Resolution No. 80 (2025) Sale of 1257 High Street (24-C-192) and 1266 High Street (24-C-133) | Spring Garden**

◊ *Authorization for the Pittsburgh Land Bank to convey Block 24-C, Lot 192 (1257 High Street) and Block 24-C, Lot 133 (1266 High Street), 24<sup>th</sup> Ward, to GGH Properties, LLC or an affiliate entity of Alec Gessner for \$34,999.*

**2. Resolution No. 81 (2025) Sale of 3319 Niagara St (28-P-333) | Oakland**

◊ *Authorization for the Pittsburgh Land Bank to convey Block 28-P, Lot 333 (3319 Niagara St), 4<sup>th</sup> Ward, to [a qualified buyer] for [\$ ].*

**VII. Public Comment**

**VIII. 2025 Board Meeting Schedule and Adjournment**

2025 Board Meeting Schedule			
Q1	Q2	Q3	Q4
January 10 <sup>th</sup>	April 11 <sup>th</sup>	July 11 <sup>th</sup>	October 10 <sup>th</sup>
February 14 <sup>th</sup>	May 9 <sup>th</sup>	August 8 <sup>th</sup>	November 14 <sup>th</sup>
March 14 <sup>th</sup>	June 13 <sup>th</sup>	September 12 <sup>th</sup>	December 12 <sup>th</sup>