



## Pittsburgh Land Bank (PLB) Minutes

September 12, 2025

### **Convene**

The 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 ongoing staffing agreement negotiations with the URA, the ICA, and the Land Bank Taskforce.

### **I. Roll Call**

PLB Acting Executive Director Sally Stadelman called the roll.

Members present:

Chair Councilman Bobby Wilson, Vice Chair Councilman R. Daniel Lavelle, Treasurer Director Wanda Wilson, Director Kirk Burkley, Director Jennifer Cash Wade, and Director Steve Mazza.

The PLB Board had a quorum.

Acting executive director Sally Stadelman made an announcement regarding the in-person location of the board meetings in the basement of 412 Boulevard of the Allies, room 2. The PLB will continue to have hybrid meetings.

### **II. Public Comment**

#### **Manchester Food for the Soul Community Farm**

The following speaker appeared at the meeting to support Out of the End Inc.'s acquisition of the parcels on Fulton Street in Manchester:

Brooke Christy

Tyler Jones spoke about his experience living next to 2104 Lappe Lane, and his commitment to restoring this property.

Kendall Pelling spoke in support of PLB in general and resolution #62 and resolution #66.

Roberta Cole, owner of Black Beauty's Lounge, spoke in support of resolution #67 to acquire vacant lots along O Centre Ave for use as cafe style outdoor seating.999

Jmar Bey was in support of resolution #69



Andrew Taglianetti, 10-year resident of Larimer, and owner of adjacent property spoke in support of resolution #68 to acquire vacant lot for use as passive green space.

### III. Chairman's Report

#### A. Approval of the July 2025 Board meeting minutes

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

### IV. Treasurer's Report

Director Wanda Wilson, Land Bank Board Treasurer, presented the Land Bank's July & August 2025 financials.

Acceptance of the July & August 2025 financials and approval of the monthly expenditures

◇ *Motion to accept the July & August 2025 financial report and approve the July & August 2025 monthly expenditures* **[W. Wilson/Cash-Wade]** passed unanimously.

### V. Action Items - In the interest of maintaining quorum, the action items portion of the agenda was read ahead of the staff updates.

Councilman Wilson said there were twenty-one action items to be voted on and asked Ms. Stadelman to read each resolution into the record as the board votes on them.

**Resolution No. 61 (2025)** ◇ *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. **[Mazza/Burkley]** Motion passed.*

**Resolution No. 62 (2025)** ◇ *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. **[Mazza/Burkley]** Motion passed.*

**Resolution No. 63 (2025)** ◇ *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 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. **Motion Failed.***  
***In Favor: Cash-Wade***

**Resolution No. 64 (2025)** ◇ *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. **Motion Failed.***  
***In Favor: Cash-Wade***

**Resolution No. 65 (2025)** ◇ *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. **[Lavelle/Mazza] Passed Unanimously***

**Resolution No. 66 (2025))** ◇ *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. **[Lavelle/Mazza] Passed Unanimously***

**Resolution No. 67 (2025)** ◇ *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. **[Lavelle/Cash-Wade] Passed Unanimously***

**Resolution No. 68 (2025)** ◇ *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 the same property to DOBIS Worldwide, LLC or a related entity of Andrew Taglianetti for \$5,000. **[Mazza/Lavelle] Passed Unanimously***

**Resolution No. 69 (2025)** ◇ *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. **[Cash-Wade/Lavelle] Passed Unanimously***



**Resolution No. 70 (2025)** ◇ *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. [Mazza/Burkley] Passed Unanimously*

**Resolution No. 71 (2025)** ◇ *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. [Lavelle/Mazza] - Passed unanimously*

**Resolution No. 72 (2025)** ◇ *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. [Cash-Wade/Burkley] Passed Unanimously*

**Resolution No. 73 (2025)** ◇ *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. [Lavelle/Mazza] - Passed unanimously*

**Resolution No. 74 (2025)** ◇ *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. [Mazza/Lavelle] - Passed unanimously*

**Resolution No. 75 (2025)** ◇ *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. [Lavelle/Mazza] - Passed unanimously*

**Resolution No. 76 (2025)** ◇ *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. [Lavelle/Mazza] - Passed unanimously*

**Resolution No. 77 (2025)** ◇ *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. [Lavelle/Burkley] – Mazza abstained. Motion Passed.*

**Resolution No. 78 (2025)** ◇ *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. [Cash-Wade/Lavelle] – Passed unanimously*

**Resolution No. 79 (2025)** ◇ *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. [Mazza/Burkley] - Passed unanimously*

**Resolution No. 80 (2025)** ◇ *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.- Motion to table to one month [Mazza/Burkley] Passed Unanimously*

**Resolution No. 81 (2025)** ◇ *Authorization for the Pittsburgh Land Bank to convey Block 28-P, Lot 333 (3319 Niagara St), 4<sup>th</sup> Ward, to Dan E. Rhodes for \$20,000. [Mazza/Burkley] – passed unanimously*

**2:05 p.m. - Mazza and W.Wilson left.**

## **VI. Staff Updates**

Executive Director Sally Stadelman announced The Pittsburgh Land Bank is up to 58 sales and listed all sales on power point slides.

40 properties are in the closing pipeline.

Listed recent acquisitions which will be listed on the MLS in the next month or so.

Provided a list of approved properties in which we are awaiting a deed from the City of Pittsburgh.



**2:14 p.m. - Burkley Left**

Announced 3 donation properties were acquired, and over \$100K in back taxes wiped away.

Objection period updates were given. Both were for Urban Academy sale; objections were read into the record. Did not meet 15 objection requirements to hold public meeting.

Announced two properties were listed on MLS for residential rehab program. (3319 Niagara and 2013 Blvd of The Allies)

Sally made an announcement regarding the ICA bill going before standing committee on Wednesday September 17 at 10:00 a.m. and provided a quick background on this agreement.

RFP has been posted for bookkeeping services for The Pittsburgh Land Bank.

Announced The Pittsburgh Land Bank staff attended The 2025 National Land Bank Summit in Detroit Michigan.

**VII. Public Comment**

There were no further public comments.

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

The Chair announced that the next meeting will be on Friday, October 10<sup>th</sup> at 1 p.m. He then called for a motion to adjourn. **[Cash-Wade/Burkley]**