



Date/Time: Friday, November 14, 2025, at 1:00 PM

Pittsburgh Land Bank (PLB) Minutes

November 14, 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, Out of the End Lawsuit, 2026 Budget Review, Sheriff's Sale board approval process, and cancelling the January 2026 Meeting with a proposal of a meet & greet with new board members instead.

I. Roll Call

PLB Acting Director Sally Stadelman called the roll:

Members Present:

Chair Councilman Bobby Wilson, Vice Chair Councilman R. Daniel Lavelle, Councilman Khari Mosley, Treasurer Director Wanda Wilson, Director Tamara Dudukovich, Director Tammy Thompson, Director Steve Mazza, and Director Jennifer Cash Wade

The PLB Board had a quorum.

II. Public Comment

Mohak Chauhun from Hilltop Alliance spoke in support of The PLB LSA application and discussed the process involved and what the LSA Grant will be used for.

Andrew Matarko from Freedom Partnership spoke in support of Resolution 97 (1266 High Street)

Emily Kauchak from City of Bridges Community Land Trust spoke in support of Resolution 89 (Ley & Hateras St)

Julie Nigro from City of Bridges Community Land Trust spoke in support of Resolution 89 (Ley & Hateras St)

Neil Dorsey spoke in support of Resolution 92 for development of townhomes for affordable homeownership.

Nancy Reis (listing agent for properties) spoke in support of Resolutions 95 and 97 (sales of High Street properties)



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Kendall Pelling from Rising Tide spoke in support of Resolution 91 (PLB Acquisition of Garfield properties for rehab).

Tina Daniels from Concrete Rose Construction spoke in support of Resolution 90 (acquisition of lots on N Murtland and Gerrit)

III. Chairman's Report (3 ACTIONS)

A. Approval of the September 2025 Board meeting minutes

◊ Motion to approve the September 2025 Board meeting minutes. **[Mazza/W.Wilson] Passed unanimously**

B. Announcement of Board Recess in lieu of January 9th Board meeting and moving of The Pittsburgh Land Bank annual meeting to February 13, 2026.

◊ Motion to recess in the month of January and move The Pittsburgh Land Bank annual meeting to Friday February 13, 2026. **[Mazza/Thompson] passed unanimously**

C. Approval of the PLB's Application to the Local Share Account Statewide

Be it RESOLVED, that the Pittsburgh Land Bank of Allegheny County hereby request a statewide Local Share Assessment grant of \$993,000.60 from the Commonwealth Financing Authority to be used for the stabilization and beautification of 22 houses located in the Southern Hilltop neighborhoods of Pittsburgh so that they may not further deteriorate during the fundraising process to rehab and sell them as affordable housing.

*Be it FURTHER RESOLVED, that the Applicant does hereby designate Sally Stadelman, Acting Executive Director, as the official to execute all documents and agreements between the Pittsburgh Land Bank and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant. **[Cash-Wade/Thompson] passed unanimously.***

IV. Treasurer's Report (1 ACTION)

A. Acceptance of the September and October 2025 financials and approval of the monthly expenditures

◊ Motion to accept the September & October 2025 financial reports and approve the September and October 2025 monthly expenditures. **[W.Wilson/Mazza] passed unanimously**

V. Staff Updates

A. Board Approved Property Acquisitions– Progress Update



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1. Completed Sales
 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. 3TB ICA Update
- C. Pilot Residential Rehab Program
- D. Center for Community Progress – Reclaiming Vacant Property Conference (Pittsburgh, September 22-25, 2026)
- E. Bookkeeper award - Bookbinders
- F. Realtor RFP
- G. Homes Within Reach – Catapult Sponsored Bus to Hershey
- H. Decorative board up Pilot

VI. Action Items (15 ACTIONS)

- A. **Resolution No. 86 (2025) | Approval of new Cooperation Agreement for Services and Facilities with the Urban Redevelopment Authority (URA)**
◊ *Authorization to enter into a Cooperation 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. [Mazza motion hold to have cooperation agreement for new administration to review by Q1 2026. Second by Wade]*
- B. **Resolution No. 87 (2025) | Authorization to enter into a grant agreement with Hilltop Alliance**
◊ *Authorization for The Pittsburgh Land Bank to enter into a grant agreement not to exceed \$25,000 using ARPA funds with Hilltop Alliance for Block 33-K, Lot 128 (219 Reifert Street), in the 30th Ward, to replace the roof.*
[Wade/Thompson] passed unanimously
- C. City-owned Properties
Resolutions authorizing the acquisition of property from the City of Pittsburgh by The Pittsburgh Land Bank for conveyance to an end user
- 1. Resolution No. 88 (2025) Acquisition and Sale of 758 Cherokee Street (27-B-285) | Hill District**
◊ *Authorization for The Pittsburgh Land Bank to acquire Block 27-B, Lot 285, 5th 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,*



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at a cost not to exceed \$100,000 using ARPA funds. [Lavelle/Wade] passed unanimously.

**Director Steve Mazza departed the meeting*

2. Resolution No. 89 (2025) Acquisition and Sale of 1806 Ley Street (48-N-14) and 1620 Hatteras Street (47-S-305) | Troy Hill

◊ Authorization for the Pittsburgh Land Bank to acquire Block 48-N, Lot 14 (1806 Ley Street) and Block 47-S, Lot 305 (1620 Hatteras Street), 24th 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 \$100,000 using ARPA funds, and authorization to convey the same properties to City of Bridges CLT or a related entity for a price not to exceed \$120,000. [Dudukovich/Thompson] passed unanimously

3. Resolution No. 90 (2025) Acquisition and Sale of six parcels on Gerritt Street (125-H-79, 125-H-81, 125-H-83, 125-H-85, 125-H-87, 125-H-89) and five parcels on North Murtland Street (125-H-130, 125-H-131, 125-H-134, 125-H-136, 125-H-138) | Homewood

◊ Authorization for the Pittsburgh Land Bank to acquire Block 125-H Lots 79, 81, 83, 85, 87, and 89 (0 Gerritt Street) and Block 125-H Lots 130, 131, 134, 136, and 138 (0 N Murtland Street), 12th Ward, from the City of Pittsburgh at a cost not to exceed \$82,500 using ARPA funds, and authorization to convey the same properties to Concrete Rose Construction LLC or an affiliate entity for \$82,500. [Thompson/Wade] passed unanimously

4. Resolution No. 91 (2025) Acquisition and Sale of 4911 Broad Street (50-K-84), 5137 Broad Street (50-L-179-A), 5349 Broad Street (50-M-78), 5155 Hillcrest Street (50-G-236), 0 Kincaid Street (50-M-265), 5410 Kincaid Street (50-M-159), 5452 Kincaid Street (50-M-264), 418-420 North Aiken Street (50-H-148), 424 North Mathilda Street (50-E-21), 5413 Rosetta Street (50-M-199), 0 Rosetta Street (83-J-52), 0 Rosetta Street (83-J-54), and 0 Rosetta Street (83-J-53) | Garfield

◊ Authorization for the Pittsburgh Land Bank to acquire Block 50-K Lot 84 (4911 Broad Street), Block 50-L, Lot 179-A (5137 Broad Street), Block 50-M, Lot 78 (5349 Broad Street), Block 50-G, Lot 236 (5155 Hillcrest Street), Block 50-M, Lot 265 (0 Kincaid Street), Block 50-M, Lot 159 (5410 Kincaid Street), Block 50-M, Lot 264 (5452 Kincaid Street), Block 50-H, Lot 148 (418-420 North Aiken Street), Block 50-E, Lot 21 (424 North Mathilda Street), Block 50-M, Lot 199 (5413 Rosetta Street), Block 83-J, Lot 52 (0 Rosetta Street), Block 83-J, Lot 54 (0 Rosetta Street), and Block 83-J, Lot 53 (0 Rosetta Street), 10th Ward, from the City of



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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 \$225,000 using ARPA funds, and authorization to convey the same properties to Garfield Housing Reclamation LLC or an affiliate entity of Rising Tide Partners for a minimum \$67,600 and a maximum of \$292,600.

[Mosley/Wade] Passed, Director T.Thompson abstained

1. Resolution No. 92 (2025) Acquisition and Sale of 0 Rapidan Way (124-P-60-A) | Larimer

◊ Authorization for The Pittsburgh Land Bank to acquire Block 12-P, Lot 60-A, 12th Ward, from the City of Pittsburgh, and authorization to convey the same properties to Neil Dorsey or an affiliate entity for a minimum \$7500.

[Mosley/Wade] passed unanimously

D. PLB Inventory

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

1. Resolution No. 93 (2025) Amendment of Resolution 15 (2025)

◊ Resolution amending Resolution 15 of 2025, which authorized The Pittsburgh Land Bank to acquire Block 83-A, Lot 48 (0 North Aiken Avenue), 11th Ward, from the Urban Redevelopment Authority of Pittsburgh using ARPA funds and to convey the same property to Boys Hope Girls Hope of Pittsburgh for \$50,000, to convey to Hope Ignites Pittsburgh or a related entity. [Dudukovich/Thompson] passed unanimously

2. Resolution No. 94 (2025) Amendment of Resolution 56 (2025)

◊ Resolution amending Authorization 56 of 2025, which authorized the acquisition and conveyance of Block 124-N, Lot 254 and Lot 255 (0 Meadow St) in the 12th Ward to Manyell Akinfe-Reed, to convey the property to Manyell's Revocable Living Trust, or an affiliate entity of Manyell Akinfe-Reed.

[W.Wilson/Dudukovich] passed unanimously

3. Resolution No. 95 (2025) Sale of 1257 High Street (24-C-192) | Spring Garden

◊ Authorization for the Pittsburgh Land Bank to convey Block 24-C, Lot 192 (1257 High Street), 24th Ward, to Van Dong or a related entity for \$19,000.

[W.Wilson/Thompson] passed unanimously

4. Resolution No. 96 (2025) Sale of 1017 Fairdale Street (42-P-7) | Sheraden



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◊ Authorization for the Pittsburgh Land Bank to convey Block 42-P, Lot 7 (1017 Fairdale Street), 20th Ward, to Danielle Stevenson, or a related entity for \$17,500. **[W.Wilson/Thompson] passed unanimously**

5. Resolution No. 97 (2025) Sale of 1266 High Street (24-C-133) | Spring Garden

◊ Authorization for the Pittsburgh Land Bank to convey Block 24-C, Lot 192 (1266 High Street), 24th Ward, to Freedom Partnership LLC, or a related entity of Andrew Metarko and Eric Restifo for \$5,000. **[W.Wilson/Thompson] passed unanimously**

6. Resolution No. 98 (2025) Amendment of Resolution 121 (2024)

◊ Resolution amending Resolution 121 of 2024, which authorized The Pittsburgh Land Bank to acquire 2316 Perrysville Avenue, Block 46-K, Lot 130, 26th 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, at a cost not to exceed \$32,000.00 using ARPA funds, to increase the total stabilization budget to \$100,000. **[Thompson/Cash-Wade] passed unanimously**

7. Resolution No. 99 (2025) Amendment of Resolution 123 (2024)

◊ Resolution amending Resolution 123 of 2024, which authorized The Pittsburgh Land Bank to acquire 2526 Perrysville Avenue, Block 46-B, Lot 90, 26th 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, at a cost not to exceed \$32,000.00 using ARPA funds, to increase the total stabilization budget to \$100,000. **[Thompson/Cash-Wade] passed unanimously**

8. Resolution No. 100 (2025) Amendment of Resolution 119 (2024)

◊ Resolution amending resolution 119 of 2024, which authorized to The Pittsburgh Land Bank to acquire 115 Hawkins Street, Block 77-N, Lot 321, 26th 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, at a cost not to exceed \$32,000 using ARPA funds, to increase the total stabilization budget to \$100,000. **[Thompson/Cash-Wade] passed unanimously**

VII. Public Comment

No further public comment was received.



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VIII. 2025 Board Meeting Schedule and Adjournment

2025 Board Meeting Schedule

Q1	Q2	Q3	Q4
January 10 th	April 11 th	July 11 th	October 10 th
February 14 th	May 9 th	August 8 th	November 14 th
March 14 th	June 13 th	September 12 th	December 12 th