



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

Pittsburgh Land Bank (PLB) Minutes

December 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 the 2026 Budget Review, cancelling the January 2026 Meeting, instead.

I. Roll Call

Berkley

Wilson W

Tammy

Cashwade

Lavelle

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 or call (412) 255-6566.

Sally Stadelman will call on each individual commenter

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

Anne Chen - (Togun Communities) - spoke about Garfield Project re: for sale new energy star homes. And to thank Bloomfield Garfield Group and The Pittsburgh Land Bank

III. Chairman's Report (1 ACTION)

A. Approval of the November 2025 Board meeting minutes

◊ Motion to approve the November 2025 Board meeting minutes. - [Wilson, Berkley] passed unanimously



Pittsburgh Land Bank Board Agenda (cont'd)

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IV. Treasurer's Report (3 ACTIONS)

- A. Acceptance of the November 2025 financials and approval of the monthly expenditures
◊ *Motion to accept the November financial reports and approve the November 2025 monthly expenditures. [Wilson, Berkley] passed unanimously*
- B. Presentation and Approval of 2026 Budget
◊ *Motion to approve the budget for the Pittsburgh Land Bank for 2026 as presented to the Board. [Wilson, Berkley] passed unanimously*
- C. Approval for The Pittsburgh Land Bank to select new financial institution
◊ *Motion to add a Motion to authorize The Pittsburgh Land Bank to select a new financial institution [Wilson, Cash-Wade] Passed unanimously*
◊ *Motion to authorize The Pittsburgh Land Bank Chair and Treasurer to select a new financial institution and to enter into any necessary agreements to begin using the new institution [Wilson, Cash-Wade] passed unanimously*

V. Staff Updates

- A. 2025: Year in Review
- B. Board Approved Property Acquisitions— Progress Update
 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
- C. Homes Within Reach Conference
- D. URA/PLB Closure December 29th 2025 – January 2nd 2026
- E. Reminder: January Board Meeting Cancellation

VI. Action Items (4 ACTIONS)

- A. **Resolution No. 106 (2025) | Authorization to enter into a contract with BookMinders for Bookkeeping services**
◊ *Authorization for The Pittsburgh Land Bank to enter into an annual contract for bookkeeping services with BookMinders, or an affiliate entity, in an amount not to exceed \$25,000 annually, paid using ARPA funds and for the Acting Executive Director to execute the contract. [Cash Wade/W.Wilson] Passed unanimously*
- B. City-owned Properties



Pittsburgh Land Bank Board Agenda (cont'd)

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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. 107 (2025) Acquisition and Sale of eight parcels on North Winebiddle Street (50-F-115, 116, 117, 118, 119, 120, 121, and 122) and one parcel on Rosetta Street (50-F-123) | Garfield

◊ *Authorization for the Pittsburgh Land Bank to acquire Block 50-F, Lots 115, 116, 117, 118, 119, 120, 121, and 122 (0 North Winebiddle Street), and Block 50-F, Lot 123 (0 Rosetta Street), 10th Ward, from the City of Pittsburgh at a cost not to exceed \$67,500 using ARPA funds, and authorization to convey the same properties to Togun Communities LLC, or an affiliate entity, for \$67,500. [Berkley, Thompson] Passed unanimously*

B. PLB Inventory

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

1. Resolution No. 108 (2025) Amendment of Resolution 10 (2025)

◊ *Resolution amending Resolution 10 of 2025, which authorized The Pittsburgh Land Bank to convey 0 Centre Ave, Block 10-R, Lot 152, in the 5th Ward to MOKA Art Gallery at a cost not to exceed \$9,000, to convey the same property to MOKA On SOHO, or a related entity of Charlotte Ka. [Berkley, Thompson] Passed unanimously*

C. Sheriff's Sale

Resolutions authorizing the acquisition of property from the Sheriff's Sale by The Pittsburgh Land Bank for conveyance to an end user

1. Resolution No. 109 (2025) Acquisition and Sale of 22 Residential Structures in the neighborhoods of Carrick, Arlington, and Knoxville | Hilltop Neighborhoods

◊ Authorization for the Pittsburgh Land Bank to acquire:

- 433 Jucunda St, Pittsburgh, PA 15210 — Block & Lot 14-J-55, 30th Ward
- 246 Charles St, Pittsburgh, PA 15210 — Block & Lot 14-K-289, 30th Ward
- 424 Charles St, Pittsburgh, PA 15210 — Block & Lot 14-N-127, 30th Ward
- 422 Charles St, Pittsburgh, PA 15210 — Block & Lot 14-N-129, 30th Ward
- 232 Zara St, Pittsburgh, PA 15210 — Block & Lot 14-P-93, 30th Ward
- 322 Bausman St, Pittsburgh, PA 15210 — Block & Lot 14-P-239, 30th Ward
- 321 Bausman St, Pittsburgh, PA 15210 — Block & Lot 14-P-215, 30th Ward
- 104 Grimes Ave, Pittsburgh, PA 15210 — Block & Lot 33-B-36, 30th Ward
- 416 Arabella St, Pittsburgh, PA 15210 — Block & Lot 33-A-299, 30th Ward



Pittsburgh Land Bank Board Agenda (cont'd)

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- 2025 Spring St, Pittsburgh, PA 15210 — Block & Lot 13-K-135, 16th Ward
- 2231 Arlington Ave, Pittsburgh, PA 15210 — Block & Lot 13-K-308, 16th Ward
- 231 Spencer Ave, Pittsburgh, PA 15227 — Block & Lot 94-K-182, 29th Ward
- 232 Nobles Ln, Pittsburgh, PA 15210 — Block & Lot 60-A-270, 29th Ward
- 108 Minooka St, Pittsburgh, PA 15210 — Block & Lot 60-B-87, 29th Ward
- 34 Minooka St, Pittsburgh, PA 15210 — Block & Lot 33-P-333, 29th Ward
- 27 Minooka St, Pittsburgh, PA 15210 — Block & Lot 60-B-104, 29th Ward
- 218 Birmingham Ave, Pittsburgh, PA 15210 — Block & Lot 60-D-261, 29th Ward
- 130 E Meyers St, Pittsburgh, PA 15210 — Block & Lot 60-H-198, 29th Ward
- 112 Newett St, Pittsburgh, PA 15210 — Block & Lot 60-L-110, 29th Ward
- 1922 Westmont Ave, Pittsburgh, PA 15210 — Block & Lot 60-R-237, 29th Ward
- 2285 Valera Ave, Pittsburgh, PA 15210 — Block & Lot 95-L-29, 29th Ward
- 414 Kirk Ave, Pittsburgh, PA 15227 — Block & Lot 94-F-120, 29th Ward

via the Allegheny County Sheriff's Sale, and to prepare the properties for sale, including basic maintenance, at a cost not to exceed \$220,000 using ARPA funds, and authorization to convey the same properties to The Hilltop Alliance or a related entity for a price not to exceed \$220,000. [Berkley, Thompson] Passed unanimously

VII. Public Comment

Mohak (Hilltop Alliance) - Thanked Pittsburgh Land Bank board, and Sally and PLB staff. Spoke in support of the Sheriff's Sale acquisitions for Hilltop Alliance properties.

VIII. 2026 Board Meeting Schedule and Adjournment

2026 Board Meeting Schedule

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

[Thompson, Cash Wade] adjournment