



Pittsburgh Land Bank Board Agenda

Date/Time: Friday, February 13 2026, at 1:00 PM

Pittsburgh Land Bank (PLB) Minutes

February 13, 2026

Convene

The Chair called the meeting to order and announced that 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

Boby Wilson

Steve Mazza

Daniel Lavelle

Wanda Wilson

Khari Mosley

Jennifer Cash Wade

Tammy Thompson

Gene Walker

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)

Dennis Ham (DNM Construction) – Voiced appreciation of the opportunity to purchase properties in Pittsburgh city proper. Use of these properties will be for training youth and journeymen; once complete homes will be rented to qualified candidates. Thank you to the Pittsburgh Land Bank.



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Jordan Cervone – Dreamworks Remodeling LLC – 1611 Antrim – Pittsburgh native owners – began work with Hilltop Alliance – bring it back to a livable state and sell to a qualified owner-occupant.

Tina Daniels – Concrete Rose Construction & WNT Daniels Development – Born and raised in Pittsburgh. Completed Benedict Dwellings – This project, Grove Residences, will provide affordable housing in Homewood.

III. Chairman's Report (4 ACTIONS)

A. Approval of the December 2025 Board meeting minutes

◇ Motion to approve the December 2025 Board meeting minutes. [Wilson/Mazza] – T.Thompson Abstained. Passed.

B. Acceptance of Nominations for the PLB Board Executive Committee

The floor is now open for nominations, let's start with the position of Chairman.

*Are there any nominations for Chair? **B.Wilson nominated [Lavelle/Mosley]***

*Are there any nominations for Vice Chair? **Cash-Wade [Thompson/Lavelle] Lavelle [Mazza/Mosley] – Councilman Lavelle withdrew***

*Are there any nominations for Secretary? **Mosley [Mazza/Cash-Wade]***

*Are there any nominations for Treasurer? **W.Wilson [Mosley/Thompson]***

◇ Motion to accept the chosen officers for Board Chairman, Vice Chairman, Secretary, and Treasurer. [Thompson/Mazza] passed unanimously

C. Re-Appointments

◇ Motion to appoint Steve Mazza to The Pittsburgh Land Bank Board of Directors for a 3-year term to begin on March 13, 2026. [Walker/Mosley] Passed unanimously

◇ Motion to appoint Wanda Wilson to The Pittsburgh Land Bank Board of Directors for a 3-year term to begin on March 13, 2026. [Walker/Cash-Wade] passed unanimously

D. Welcome Gene Walker

E. Recognition of Director Tamara Dudukovich upon her resignation for her service on the Land Bank Board of Directors

IV. Treasurer's Report

A. December 2025 financial report – transitioning to new financial services provider began January 1, 2026. No financials to review and adjustments to December books are still



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being completed.

- B. Authorization of Staff to enter into an Agreement for 2025 audit services
◊ ***Motion to authorize PLB Staff to enter into an Agreement for audit services with McGee Maruca & Associates, P.C. for the PLB's 2025 annual audit in an amount not to exceed \$10,000. [W.Wilson/Cash-Wade] passed unanimously***

V. Staff Updates

- A. 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
- B. Budget Taskforce Overview
- C. 2026 Conferences
 - a. Center for Community Progress Reclaiming Vacant Properties
 - b. Ohio Land Banks Association
 - c. PCRG – Community Development Summit
 - d. Homes Within Reach 2026

VI. Action Items (6 ACTIONS)

- A. 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. 6 (2026) Acquisition of 635 Kirkpatrick Street (10-K-152) | Hill District

◊ Authorization for the Pittsburgh Land Bank to acquire Block 10-K, Lot 152 (635 Kirkpatrick Street), 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, at a cost not to exceed \$90,000 using ARPA funds. [Mazza/Thompson] Passed unanimously

2. Resolution No. 7 (2026) 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



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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.

[Mazza/Thompson] Passed unanimously

3. Resolution No. 8 (2025) Acquisition and Sale of one parcel on N Murtland Street (125-H-142), four parcels on Fielding Way (125-H-144, 163, 164, and 168-A), five parcels on Idlewild Street (125-H 166, 167, 168, 169, and 170) and five parcels on Monticello Street (125-D-69, 71, 71-1, 71-2, and 71-3) | Homewood

*◇ Authorization for the Pittsburgh Land Bank to acquire Block 125-H Lot 142 (N Murtland Street), Block 125-H Lots 144, 163, 164, and 168-A (Fielding Way), Block 125-H Lots 166, 167, 168, 169, and 170 (Idlewild Street), and Block 125-D Lots 69, 71, 71-1, 71-2, and 71-3 (Monticello Street), 12th Ward, from the City of Pittsburgh at a cost not to exceed \$112,500 using ARPA funds, and authorization to convey the same properties to WNT Daniels Development Group or an affiliate entity of Tina Daniels for \$112,500. ***[Thompson/Cash-Wade] – Passed unanimously****

B. PLB Inventory

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

1. Resolution No. 9 (2026) Sale of 2005 (11-K-271-10) & 2013 Boulevard of The Allies (11-K-271-3) | Uptown

◇ Authorization for the Pittsburgh Land Bank to convey Block 11-K, Lot 271-10 (2005 Boulevard of The Allies) and Block 11-K, Lot 271-3 (2013 Boulevard of The Allies), 1st Ward, to Dennis Ham or an affiliate entity for \$20,000.

[Thompson/Cash-Wade] – Passed unanimously

2. Resolution No. 10 (2026) Sale of 1611 Antrim Street (75-L-121) | Brighton Heights

◇ Authorization for the Pittsburgh Land Bank to convey Block 75-L, Lot 121 (1611 Antrim Street) 27th ward, to JCB Logistics LLC, or an affiliate entity, for \$7,000.

[Thompson/W.Wilson] – Passed Unanimously

C. Pilot Donation Program

Resolutions authorizing the acquisition of property via donation from a private owner by The Pittsburgh Land Bank and sale to a community group.

1. Resolution No. 11 (2026) Acquisition of 317 Freeland Street (15-H-82) and 86 Lafferty Avenue (15-L-65) | Beltzhoover



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◇ Authorization for The Pittsburgh Land Bank to acquire Block 15-H, Lot 82 (317 Freeland Street) in the 18th Ward and Block 15-L, Lot 65 from Jonathan Menefee via donation 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 \$100,000 using ARPA funds. **[Cash-Wade/Mosley]- Passed unanimously**

VII. Public Comment

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 14 th	November 13 th
March 13 th	June 12 th	September 11 th	December 11 th

[Mazza/Cash-Wade] adjournment