



Text File

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Committee: Committee on Hearings

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Resolution authorizing and directing the Mayor, the Director of Finance and the City Solicitor to establish the Pittsburgh LandBank and Advisory Committee to promote and further the optimal use of vacant and tax-delinquent properties in the City of Pittsburgh.

Whereas, the City of Pittsburgh has in excess of 14,000 abandoned properties scattered across the City; and,

Whereas, the City of Pittsburgh has over 20,000 tax delinquent properties, many of them vacant; and,

Whereas, blighted property costs the City of Pittsburgh millions of dollars in both expense and lost revenue in addition to degrading the quality-of-life in many of our neighborhoods; and,

Whereas, land banks have the ability to increase property demolition, enhance greening of vacant lots, and enhance community revitalization; and,

Whereas, land banks are a proven model to dramatically encourage urban redevelopment; and,

Whereas, land banks have a proven record to increase property tax collection; and,

Whereas, land banks can address an array of issues with nonproductive land, including the need to obtain clear titles, property maintenance and availability for private purchase; and,

Whereas, land banks are already working in Michigan, Georgia, Kentucky and Missouri and are the most promising new tool for Pittsburgh to reclaim blighted abandoned property and put it into productive use.

Be it therefore resolved that the Council of the City of Pittsburgh does hereby enact as follows:

Section 1. Pittsburgh LandBank

The Mayor, Director of Finance and City Solicitor are hereby authorized and directed to establish the Pittsburgh LandBank and Advisory Committee as an inter-agency program designed to promote and further the optimal use of Land and Properties in the City of Pittsburgh. The Pittsburgh LandBank's partners shall include the County of Allegheny, the Pittsburgh School District, the Urban Redevelopment Authority, the Housing Authority of the City of Pittsburgh, and the City of Pittsburgh.

A. Pittsburgh LandBank Functions:

The City of Pittsburgh shall, on behalf of the LandBank, Pittsburgh assume possession and control of non-productive land in the City of Pittsburgh. The participating partners will designate which of their holdings are LandBank parcels. The Pittsburgh LandBank shall hold and administer such property on behalf of the participating taxing bodies and agencies.

B. Tax Exemption

All lands acquired by the City for inclusion in the Pittsburgh LandBank shall be deemed real property used for a public purpose and, shall be exempt from taxation until sold.

C. Pittsburgh LandBank Staff and Administration:

The LandBank shall be administered by a Manager and Assistant Manager with appropriate clerical, legal and other support staff. In its administration of such nonproductive land as a part of a land reutilization program, the Pittsburgh LandBank staff shall:

1. Manage, maintain, and protect, or temporarily use for a public purpose such land in such manner as it deems appropriate;
2. Compile and maintain a written inventory of all such land. The inventory shall be available for public inspection and distribution at all times;
3. Study, analyze, and evaluate potential, present, and future uses for such land which would provide for the effective reutilization of the nonproductive land;
4. Plan for, and use its best efforts to consummate, the sale or other disposition of such land at such times and upon such terms and conditions as it deems appropriate to the fulfillment of the purposes and objectives of its land reutilization program;
5. Establish and maintain records and accounts reflecting all transactions, expenditures, and revenues relating to its land reutilization program, including separate itemizations of all transactions, expenditures, and revenues concerning each individual parcel of real property acquired as a part of such program;
6. Establish with the assistance of the Advisory Board and Participating Partners an annual budget, LandBank Standard Operating Procedures and LandBank protocols.

Section 2. Pittsburgh LandBank Advisory Committee

(A) The Pittsburgh LandBank shall keep all taxing districts having an interest in the taxes, assessments, charges, interest, and penalties on the real property acquired as part of the land reutilization program informed concerning the administration of its land reutilization program and shall establish an Advisory Committee comprised of representatives(s) from:

1. Urban Redevelopment Authority;
2. Housing Authority of the City of Pittsburgh;
3. Department of Finance;
4. City Council;
5. Office of the Allegheny County Treasurer;
6. School District of Pittsburgh;
7. Community Representatives:
 - a. A qualified land-use attorney;
 - b. A qualified community development professional;
 - c. A representative from the local business community

(B) All Advisory Board members shall serve without compensation. The committee shall meet at least quarterly to review the operations of the land reutilization program and to advise the Pittsburgh Landbank concerning any matter relating to such program(s) which may come before the committee. The Pittsburgh Landbank shall consult with the advisory committee at least quarterly to review the operations of the land reutilization program and to receive the advice of the members of the advisory committee concerning any matter relating to the program which comes before the committees, including a specific interim use plan for the land.