510 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Legislation Details (With Text)

File #:	2025-2354 **Version:** 1		
Type:	Ordinance	**Status:**	Passed Finally
File created:	10/10/2025	**In control:**	Committee on Land Use and Economic Development
On agenda:	10/14/2025	**Final action:**	10/28/2025
Enactment date:	10/28/2025	**Enactment #:**	32
Effective date:	10/29/2025		

Title: Ordinance amending the Pittsburgh Code, Title One: Administrative, Article IX: Boards, Commissions and Authorities, Chapter 174A: The Pittsburgh Land Bank, by amending Section 174A.13: Policies and Procedures, Strategic Plan, and Annual Report, to modify the Pittsburgh Land Bank's annual reporting deadline from December 31 of each year to 120 days following the end of the fiscal year.

Sponsors: Bobby Wilson

Indexes: PGH. CODE ORDINANCES TITLE 01 - ADMINISTRATIVE

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
10/29/2025	1	Mayor	Signed by the Mayor	
10/28/2025	1	City Council	Passed Finally	Pass
10/22/2025	1	Standing Committees	Affirmatively Recommended	Pass
10/14/2025	1	City Council	Read and referred	

Ordinance amending the Pittsburgh Code, Title One: Administrative, Article IX: Boards, Commissions and Authorities, Chapter 174A: The Pittsburgh Land Bank, by amending Section 174A.13: Policies and Procedures, Strategic Plan, and Annual Report, to modify the Pittsburgh Land Bank's annual reporting deadline from December 31 of each year to 120 days following the end of the fiscal year.

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh Code, Title One: Administrative, Article IX: Boards, Commissions and Authorities, Chapter 174A: The Pittsburgh Land Bank, Section 174A.13: Policies and Procedures, Strategic Plan, and Annual Report, is hereby amended as follows:

§ 174A.13. Policies and Procedures, Strategic Plan, and Annual Report.

(a) The land bank shall develop policies and procedures consistent with the provision of the Chapter. These policies and procedures shall be guided by the land bank's mission and purposes as set forth in this Chapter.

(b) As part of its policies and procedures, the land bank shall adopt strict ethical guidelines for land bank board members and employees, and promulgate rules addressing and protecting against potential conflicts of interest.

(c) Public Process. There will be an inclusive public process around the formation of the policies and procedures that will include:

(1) No less than five (5) community information sessions to be held following the creation of the policies and procedures.

(2) Upon the completion of at least five (5) community information sessions, there will be a thirty-day public comment period during which residents may formally submit comments to the board for consideration.

(d) Upon formation of the land bank, the mayor, on behalf of the city, will pursue entering into a written agreement with the land bank board of directors, on behalf of the land bank. Such an agreement may provide for, inter alia, city council review and approval of the initial policies and procedures of the land bank.

(e) Strategic Plan. Within one (1) year following the effective date of this legislation, and annually thereafter, the land bank shall develop a strategic plan to guide its activities.

(1) The strategic plan will include goals and performance standards, benchmarks, or metrics, with respect to achievement of the goals adopted by the land bank. The land bank shall ensure that its strategic plan and annual budget provides for the continued financial viability of the land bank and dedicates resources to ensure that the real property in its inventory is maintained in accordance with applicable laws;

(2) The strategic plan shall make recommendations to the city for the re-negotiation of any contracts which relate to functions, activities, powers, or obligations of the land bank, if any, including, but not limited to, intergovernmental cooperation agreements or third-party agreements.

(f) Annual Report. The land bank shall publish an annual report ~~by December 31 of each year.~~ **<u>within 120 days after the end of the fiscal year.</u>** The annual report shall detail its performance and report on its yearly progress in fulfilling each of the goals set forth in its strategic plan and this Chapter. This annual report may be included in any annual audit and report otherwise required by state law.

(1) The annual report shall include:

(i) A listing of properties acquired by the land bank;

(ii) A listing of properties disposed of by the land bank; the sale price for which the property was conveyed; the party to whom the property was conveyed; if the disposition went before the land bank board for approval, the reason for board review; a summary of any terms or conditions of the conveyance, including the intended use of the property; the approximate income of the households that will benefit from the intended use, if the sale price was nominal or reduced; a list of all properties that were disapproved by the land bank and the reason for the disapproval; and data showing the extent to which dispositions have met the goals and disposition targets contained within the land bank's strategic plan.

(iii) Aggregate data showing the number of applications received and the status or outcome of those applications, evaluating compliance with the frames and deadlines set by the land bank for each stage of the disposition process, and evaluating compliance with provisions agreed upon as conditions of past sales.

(2) The annual report must be approved by the board and submitted to city council and filed with the city clerk.

(3) If the land bank is unable to deliver an annual report showing achievement or reasonable progress toward achievement of its goals, the land bank shall include with the annual report a remedial plan to be executed during the following year.