

## Oakland Landlord Alliance

December 6, 2018 12:00 – 1:30 pm

Hilton Garden Inn, 250 Forbes Avenue

### Minutes

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#### Present:

<u>Name</u>	<u>Email</u>	<u>Organization</u>
Donnie Perry	amomaint@gmail.com	A.M.O. Management
Heather Perry	amo.heatherp@gmail.com	A.M.O. Management
Michael Abriola	mpabriola@gmail.com	Abriola Properties, LLC
Harry Barnes	klucca@verizon.net	Barnanza Properties, Inc.
Dourid Aboud	dourid123@yahoo.com	Blue Stone Realty LLC
Jerry Seifert	gerard.seifert@pittsburghpa.gov	City of Pittsburgh Environmental Services
Shawn Wigle	shawn.wigle@pittsburghpa.gov	Department of Public Works
Robert Eckenrode	bnl4boyz@aol.com	Eckenrode Real Estate
Robert Kelly	bobkelly46@gmail.com	John C. R. Kelly Realty, Inc.
Ellen Kim	ellen@lobosmanagement.com	Lobos Management
Michael Kelly	mjkellyrealty@hotmail.com	M. J. Kelly Realty Corp.
Nathaniel Morgan	morgan2k1@comcast.net	Morgan Development Company
Andrea Boykowycz	aboykowycz@opdc.org	OPDC
Jodi Lincoln	jlincoln@opdc.org	OPDC
Lizabeth Gray	lizabethgray@gmail.com	OPDC
Guy Johnson	gjohnson@pitt.edu	University of Pittsburgh Police Department
Atallah Khalil	khalilrentals35@hotmail.com	
Chris Honeywill	chris@fullservicenetwork.com	
Chuck Perlick	hcperlick@yahoo.com	
David Manthei	davmanthei@hotmail.com	
Elena Zaitsoff	ezaitsoff@comcast.net	
Kenneth Eckenrode	kle12@zoominternet.net	
Kevin Butler	kabutler80@aol.com	
Michael Orlando	michaelaorlando@hotmail.com	
Millie Sass	millie_sass@hotmail.com	
Patrick Altdorfer	patrick.altdorfer@gmail.com	
Tim Kish	tdk117@msn.com	

Meeting was called to order at 12:15 pm

1. **Sally Stadelman**, Government and Community Affairs Liaison at Pittsburgh Department of Permits Licenses and Inspections (PLI) introduced herself: She's here to answer questions.
  - a. PLI is getting ready to move all their services **online**. By this time next year, all services PLI offers will be available online – "One Stop PGH" – it will be possible to create an account, pay securely by credit card, and track all applications and tickets online.
    - There's currently some disconnect between the 311 ticket system and PLI: because 311 and PLI use different database systems, errors communicating between the two can kick complaints out of the system. Sally encourages everyone to include their email and phone information in their 311 tickets, and to contact PLI directly if they do not receive an automated response from PLI after filing their ticket with 311.
  - b. **Rental registration** is expected to make it through the courts and become implemented policy very soon. Anyone with a rental unit will be required to have that unit inspected once every 3 years, it's expected.
  - c. **Graffiti**: If your property is tagged with graffiti, as many have been lately in Oakland, first contact police and then file a 311 ticket and inform PLI of the cost of damage. If police are successful in apprehending a tagger, PLI can support the suit for damages. It used to be the case that police asked property owners to leave graffiti in place in order to document it; but the recommendation now is to remove it. Contact Liz to document new graffiti (she's available to come after hours, which PLI is not), and then remove it (removing graffiti soon after it's applied is both easier than leaving it until later, and more effective in discouraging future taggers). Police work with public and private cameras around Oakland to identify taggers. A list of known camera locations would be helpful.\*
2. **Move-Out/Move-In 2019**. Big dumpsters are not coming back: too hard to police, too prone to abuse, and not effective at reducing waste. We are looking for effective strategies to reduce waste, increase re-use and recycling, and reduce sidewalk litter.
  - a. **Lease turnover data needed**. OPDC will be contacting Oakland landlords to gather data on when leases turn over. Our goal is to have a heat map of lease turnovers for the summer, in order to better coordinate placement and timing of Clutter for a Cause events aimed at capturing and re-directing unwanted durable and non-perishable items (food, clothing, accessories, books, electronics, small appliances, furnishings).
  - b. **Recycling bin placements**. OPDC is also looking for landlords willing to temporarily locate recycling receptacles on their property for the move-in crush, to provide students with a good method for recycling cardboard. These would be smallish dumpsters with footprints smaller than a compact car.
  - c. **DPW is establishing a permanent recycling depot in the Strip District, January 2019**. A location in the Strip will be available 2 days a week to receive electronics, hard-to-recycle household chemicals, etc., at competitive prices (\$0.40/lb. for televisions vs. the \$1+/lb charged by many e-recyclers).
  - d. **Contractor waste**. Carpet must be no wider than 4' to be left on curb for DPW to pick up, but it is much better if contractors can be required to dispose of their own waste. It was noted the biggest issue is often timing, not cost – but educating contractors and clean-out crews about proper disposal (and Clutter for a Cause options!) is really important.

3. **Officer Johnson, Pitt Police** spoke about the recent trend of break-ins and the critical need to reinforce with students the importance of keeping doors and windows locked. Many reported burglaries and home invasions in Oakland show no signs of forced entry, and this is a big problem. If landlords are able to communicate with students in December about the importance of locking up before going home for the holidays, that might be helpful.
4. **Upcoming:**
  - a. March meeting will feature a landscape gardening consultant to discuss some options for reducing storm water runoff
  - b. We can place another order for trash cans and recycling bins this spring
  - c. Next meeting: **Thursday, March 28, 2019.**