

Tri-COG Land Bank Board of Directors Meeting Minutes

November 11, 2018 6:30 PM

Steel Rivers COG 1705 Maple Street, Homestead PA 15120

Call Meeting to Order: 6:35

1. Agenda

Roll Call and Introductions

Board: Chuck Arthrell: Absent; Mike Belmonte: Absent; Jim Fisher: Absent; Deborah Grass: Absent; Tom Hardy: Present; Maureen McKeever: Present; Dave Pasternak: Present; Maureen Quinn: Present; Robert Wratcher: Absent

Others Present

Natalie Boydston, Irene Clark, An Lewis, Anna Meehan, Emily Moldovan

Pledge of Allegiance

Public Comments

No public comments, no members of board wished to say anything under public comments

2. Financial Report/ Minutes

The Board Meeting did not have quorum so the Motions to approve the October 18, 2018 Minutes and October 31, 2018 List of Finances will occur at the December Meeting.

3. TCLB Owned Property Update

TCLB owns eleven properties. 220 Poplar is the newest edition. N. Boydston attended recent Sheriff Sale to bid on properties. Staff have visited the property and noticed damaged pipes from outside but have not seen the interior at this time. The outside of the property appears secure but staff will return to further secure property.

4. Tentative Sheriff Sale Schedule for Spring 2017 Properties

List of properties displayed on powerpoint.

5. Tentative Sheriff Sale Schedule for Fall 2017 Properties

List of properties displayed on powerpoint.

6. Spring and Fall Property Update

Joe Gramc from GRB will potentially attend the January meeting to discuss the acquisition and disposition processes. This will help clarify certain barriers that extend the acquisition and disposition processes. A. Lewis summarizes a report on inheritance tax and other barriers to gaining clear title and the need for the creation of a more efficient process for Land Banks written by Michael McCable from GRB.

D. Pasternak recommended looking at 1800 Ohio Avenue in White Oak. The property is in great condition and could be a good potential candidate for the TCLB.

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Several properties are still being reviewed by staff. Staff plan to meet with several municipalities concerning potential property candidates in their municipalities.

Property Donation Update

Copies of the RFQ and RFP were provided at the meeting. Staff have received several calls concerning the RFQ and RFP. A. Lewis announces TCLB will hold pre-bid meeting.

7. Spring 2018 Properties -Summary

8. Updates

The 60 Day notice expired on November 5th for 2105 Noble. TCLB staff have not recently discussed plans for 2105 Noble with Swissvale. TCLB have not received any further information from the DEP concerning the Act 2 process.

TCLB is considering hiring a professional or service such as Property Preservation Specialists to maintain properties acquired by TCLB. Some Property Preservation Specialists work only with banks or mortgage companies but some would consider working for TCLB. TCLB will likely hold properties for three to six months before the properties can legally be sold or disposed of. TCLB needs to maintain properties to protect TCLB and the surrounding community during this period. There is evidence of people entering a TCLB property, 1121 North Ave in Millvale. Staff have previously tried to secure this property. TCLB will need to decide if properties need to be demolished at the time of acquisition in order to minimize costs associated with securing the property and the risks the property poses on the community and TCLB. The Board members present agree that Board approval should not be necessary to demolish properties.

Landforce

Landforce is a non-profit that employs people with barriers to employment to provide landscaping services. Landforce could serve as a potential partner for TCLB specifically for 705 Mercer property.

9. 2018 and 2019 Meeting Schedule

The 2018 TCLB Board Meetings will be held at 6:30PM on the following dates:

- Thursday, December 20

12. Adjourn

Meeting Adjourned: 7:21 PM