

TCLB Board Meeting

March 4, 2019

SRCOG Human Service Center, 1705 Maple Street, Homestead, PA 15120

Call Meeting to Order: 6:32pm

Roll Call

Mike Belmonte: Present

Jim Fisher: Present

Deborah Grass: Present

Tom Hardy: Present

Maureen McKeever: Present

Dave Pasternak: Present

Maureen Quinn: Present

Brittany Reno: Present

Robert Wratcher: Absent

Others present:

Natalie Boydston

Irene Clark (by phone)

Gary Hitchins

An Lewis

Anna Meehan

Pledge of Allegiance

Public Comments

No public comments.

Election of Officers

D. Pasternak asked for nominations from the floor.

M Quinn nominated D. Pasternak for President.

D. Grass nominated M. Quinn for Vice President.

M. Quinn nominated J. Fisher for Secretary.

D. Grass nominated M. McKeever for Treasurer.

Motion to accept the above nominations for officers.

Motion Moved: M. Quinn

Seconded: D. Grass

All in favor, none opposed.

Motion Carried.

Financial Report/Minutes

TCLB Board Meeting

March 4, 2019

SRCOG Human Service Center, 1705 Maple Street, Homestead, PA 15120

Motion to approve the Minutes dated February 4, 2019 with corrections.

Motion Moved: J. Fisher

Seconded: D. Grass

All in favor, none opposed.

Motion Carried.

The List of Bills included a reimbursement to Steel Rivers COG for January 2019 employee hours and a monthly bill from TrailBlaze Creative for marketing services.

Motion to approve the Financial Report through February 14, 2019.

Motion Moved: M. McKeever

Seconded: M. Quinn

All in favor, none opposed.

Motion Carried.

2105 Noble in Swissvale - A. Lewis

DEP updated Act 3 requirements which were sent to KU Resources. The updates to the requirements will delay the acquisition process. TCLB recently received a donation agreement drafted by GRB and an agreement of sale. Board members asked that TCLB execute a written agreement that the Borough of Swissvale will take the property in the event that it does not sell.

TCLB Owned Property Update - N. Boydston and A. Lewis

TCLB acquired its 19th property at the March 4, 2019 Sheriff Sale. Pictures of a recent acquisition in Chalfant were displayed on PowerPoint.

TCLB is working with a title insurance company in Philadelphia and expects to have title insurance soon.

Trash Removal From Properties

Motion to allow TCLB to hire 1-800 GOT JUNK and Jurassic Junk, in addition to Junk King and GI Hauling for waste removal services.

Motion Moved: D. Grass

Seconded: J. Fisher

All in favor, none opposed.

Motion Carried.

705 Mercer

TCLB Board Meeting

March 4, 2019

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Interior photos displayed on screen. All companies visited property and estimated 7-8 dump truck loads to remove trash. Cost estimates displayed on PowerPoint.

Motion to allow TCLB to hire Jurassic Junk at \$4,480 for junk removal at 705 Mercer.

Motion Moved: M. Quinn

Seconded: M. McKeever

All in favor, none opposed.

Motion Carried.

Tree Removal from 650 Mortimer - G. Hitchins

Lowest estimate was \$2,500 and highest \$8,500. D. Pasternak asks about insurance for lower estimates. John's Tree Service sent proof of insurance but TCLB has not asked other services. Carl's Tree Service stated that they would not take responsibility for any damage to the house. It is not clear when the tree fell on the house and water may be leaking into the house from the damage to the roof. J. Fisher suggested that TCLB ask tree removal companies if they can temporarily fix the roof after removing tree. Board discussed options for tree removal services listed in board packet.

Motion to allow TCLB to enter into an agreement with Emery Tree of PA for tree removal service at 650 Mortimer if the company meets insurance and service requirements.

Motion Moved: J. Fisher

Seconded: D. Grass

All in favor, none opposed.

Motion Carried.

Tentative Sheriff Sale Schedule for Fall 2017/Spring 2017 Properties

Displayed on PowerPoint.

TCLB is working with Rebuilding Together Pittsburgh on strategies for acquiring properties in McKeesport. TCLB and Rebuilding Together Pittsburgh met with the architect and engineer concerning plans for properties in Braddock Hills. TCLB will order a survey of properties before planning any additions to current structures.

Property Acquisition - Acquisition Process Started for 14 Properties

Fall 2018 Property Update

105 Lynwood Avenue and Adjacent Lots

TCLB Board Meeting

March 4, 2019

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Borough contacted TCLB about property at 105 Lynwood. The current owner cannot maintain the property anymore, is starting to get behind on taxes and is looking to donate the property to the TCLB. If the donation goes through, TCLB could also acquire the neighboring lots which are vacant and tax delinquent.

M. Quinn suggested TCLB focus on developing Donation Policy to outline parameters for accepting donations.

Updates

RFP for Appraisal Services

TCLB issued RFP for appraisal services in the Pittsburgh Chapter of the Appraisal Institute and they will be sending it to all members in the area.

Donation - 451 Blackberry

TCLB received the agreement from the owner. GRB is working on a new deed.

842 Delaware

Disposition Committee

TCLB staff have had a few calls with the Center for Community Progress who have reviewed and provided feedback on a draft disposition process document. TCLB will present feedback and a new draft disposition process to the Disposition Committee.

Interview with Hillman to feature TCLB in annual report

The TCLB will be featured in the Hillman Foundation's Annual Report. Staff have been working with consultants from the foundation to provide information on the TCLB.

TCLB Board Meeting Dates

The next TCLB Board Meeting will be on April 3rd at 6:30pm.

Reminder Statement of Financial Interest Forms

Other interest in TCLB

An Lewis and N. Boydston have spoken to representatives from Avalon, Verona and Penn Hills Municipalities.

Adjourn

Motion to adjourn the meeting.

Motion Moved: M. Quinn

TCLB Board Meeting

March 4, 2019

SRCOG Human Service Center, 1705 Maple Street, Homestead, PA 15120

Seconded: D. Grass

All in favor, none opposed.

Motion Carried.

Meeting adjourned: 7:34pm