



Tri-COG Land Bank  
 February 8, 2024 TCLB Board Meeting  
 6:00 pm-7:00 pm Eastern Time

Board of Directors: Mike Belmonte; Crystal Jennings-Rivera; Tony Kurta;  
 Richard Livingston; David Pasternak; Maureen Quinn; Amanda Settelmaier;  
 Elaina Skiba; Louis Weyand

## I. Meeting Introduction

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Public Comments

For comments from the Public, please state your full name and street address and you will be given up to three (3) minutes to speak.

This will be the only time that comments from the public will be heard. After this public comment period closes, no one aside from TCLB Board, TCLB staff and TCLB attorney will be able to comment during the duration of this Board Meeting

Members of the Board will not respond to public comment.

Instead, the comments will be noted and if necessary referred to a staff person for follow-up.

## II. Financial Report / Meeting Minutes

- A. Motion to approve the Minutes dated January 11, 2024
- B. Motion to Approve the Financial Report
  1. List of Bills
  2. Balance Sheet
  3. 2024 Budget to Actual Report

## III. TCLB Property Disposition

- A. Executive Session - Property/Application Information Session
- B. Property/Application Deliberation
  1. Motion to authorize A. Lewis and staff to offer 958 5th Ave (547-B-289) in East McKeesport to the applicant.
 

958 5th Ave (547-B-289) East McKeesport  
 1,800 sq. ft. with 6 bedrooms and 2 bathroom  
 Listing Price: \$22,000  
 Estimated Rehab Cost: \$47,089

958\_5thAveApplicant\_001

Redevelopment Plan: Developer to Sell to Owner Occupant

Offer Amount: \$22,500

Estimated Cost of Improvements: \$51,000

958\_5thAveApplicant\_002

Redevelopment Plan: Developer to Sell to Owner Occupant

Offer Amount: \$25,958

Estimated Cost of Improvements: \$42,000

2. Motion to authorize A. Lewis and staff to offer 12 Joseph St (118-K-12) in Millvale to the applicant.

12 Joseph St (118-K-12) Millvale

1,941 sq. ft. with 3 bedrooms and 2 bathroom

Listing Price: \$20,500

Estimated Rehab Cost: \$74,598

12JosephSt\_Applicant001

Redevelopment Plan: Developer to Sell

Offer Amount: \$20,250

Estimated Cost of Improvements: \$91,349

#### **IV. Organizational Updates**

- A. Motion to approve the Buyer of 224 Highland Ave in Chalfant to utilize the property outside of owner occupancy prior to three years passing
- B. Motion to authorize An Lewis and TCLB staff to enter into contracts with Allegheny County for use of PHARE funding in the renovation of four properties in Clairton.
- C. Motion to authorize An Lewis and the staff of Tri-COG Land Bank to partner with other nonprofits and organizations to apply to the Environmental and Climate Justice Community Change Grants Program through the U.S. Environmental Protection Agency.
- D. Community Development Program
  1. Regional strategy development
  2. Shared grants administration
- E. DCED Grant Update
- F. Property Pipeline

#### **V. TCLB Owned Property Update**

- A. Listed Property Update
- B. Disposition Process Update
- C. Approved Application - Property Update

#### **VI. Tentative Sheriff Sale Schedule**

**VII. Properties in Process**

**VIII. Motion to Adjourn**