



Tri-COG Land Bank  
March 14, 2024 TCLB Board Meeting  
March 14, 2024  
5:30 pm-6:30 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 February 8, 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: A. Lewis and staff to offer 842 Delaware Ave (235-H-243) in Braddock Hills for sale to the applicant.
    - i. 842 Delaware Ave, Braddock Hills  
9,000 square feet vacant lot  
Listing Price: \$2,500

842Delaware\_Applicant002  
 Redevelopment Plan: New Construction – Storage Building  
 with landscaping  
 Offer Amount: \$2,500  
 Estimated Cost of Improvements: \$55,000

2. Motion: A. Lewis and staff to offer 35 Washington St (167-N-25) in Etna for sale to the applicant.
  - i. 35 Washington St (167-N-25) Etna  
 2 bdrms, 1 bth 1294 sqft house; Lot size 31,229 sqft  
 Listing Price: \$5,000  
 Estimated Rehab Cost: Complete renovation or demolition  
 35Washington\_Applicant002  
 Redevelopment Plan: Owner Occupant  
 Offer Amount: \$5,000  
 Estimated Cost of Improvements: \$20,000
  
3. Motion: A. Lewis and staff to offer 2645 Woodlawn Dr (545-D-131) in Monroeville for sale to the applicant.
  - i. 2645 Woodlawn Dr, Monroeville  
 1 bdrms, 1 bth 845 sqft, Lot size 0.05acres  
 Listing Price: \$20,000  
 Estimated Rehab Cost: \$24,000  
 2645&2647 Woodlawn\_Applicant001  
 Redevelopment Plan: Owner Occupant  
 Offer Amount: \$7,500  
 Estimated Cost of Improvements: \$43,000
  
4. Motion: A. Lewis and staff to offer 2647 Woodlawn Dr (545-D-130) in Monroeville for sale to the applicant.
  - i. 2647 Woodlawn Dr, Monroeville  
 2 bdrms, 1 bth 672 sqft, Lot size 0.05 acres  
 Listing Price: \$15,000  
 Estimated Rehab Cost: Total renovation or demolition  
 2645&2647 Woodlawn\_Applicant001  
 Redevelopment Plan: Owner Occupant - Side Lot  
 Offer Amount: \$2,500  
 Estimated Cost of Improvements: \$10,000 (demolition)
  
5. Motion: A. Lewis and staff to offer 104 Elmwood Dr (639-R-116) in Monroeville for sale to the applicant.
  - i. 104 Elmwood Dr, Monroeville  
 0.25 acre vacant lot  
 Listing Price: \$40,000

104Elmwood\_Applicant001

Redevelopment Plan: New Construction – Occupied by family member

Offer Amount: \$20,000

Estimated Cost of Improvements: \$150,000 - \$170,000

6. Motion: A. Lewis and staff to offer 2800 Woodstock Ave (236-C-68) in Swissvale for sale to the applicant.

i. 2800 Woodstock Ave (236-C-68) Swissvale

2 units: Unit 1: 2 bdrms, 1 bth 1278 sqft ; Unit 2: 5 bdrms, 1 bth. 2129 sqft Lot size 30,873 sqft

Listing Price: \$30,000

Estimated Rehab Cost: Complete renovation or demolition

2800Woodstock\_Applicant001

Redevelopment Plan: Personal Business and Rental

Offer Amount: \$10,000

Estimated Cost of Improvements: \$100,000

2800Woodstock\_Applicant002

Redevelopment Plan: Owner Occupant

Offer Amount: \$20,000

Estimated Cost of Improvements: If application is approved, consultant/contractors will be allowed access to develop work plan as part of 203(k) loan

#### IV. Organizational Updates

- A. Motion authorizing Tri-COG Land Bank to enter into contract with Equity Preservation Services LLC to provide landscaping for TCLB properties for the 2024 Spring through Fall landscaping season
- B. Motion to approve TCLB staff to approve price adjustments suggested for renovated properties that are listed by TCLB contracted realtors
- C. Motion to authorize Tri-COG Land Bank to enter into contract with Equity Preservation Services LLC for an amount of \$33,860.98 with a 10% contingency to repair the retaining wall at 1172 Grandview Ave in North Braddock.
- D. Staffing Updates
  - 1. Motion to approve partnership agreements with City of Bridges Community Land Trust and Steel Rivers Council of Governments
- E. Appropriations Request 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. Properties for Consideration**

A. Motion for TCLB staff to pursue the acquisition of the listed properties and mail out 60-Day Acquisition Notices, contingent on title search results

B. Motion to approve TCLB Staff to pursue acquisition or conservatorship of the listed property.

**IX. Motion to Adjourn**