



Tri-COG Land Bank
 April 11, 2024 TCLB Board Meeting
 April 11, 2024
 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 March 14, 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 1003 Broadway St (547-B-172) East McKeesport for sale to the applicant.
 - i. 1003 Broadway Ave, East McKeesport
 3 bdrms, 1 bth 1280 sqft house; Lot size 0.06 acres
 Listing Price: \$15,000
 Estimated Rehab Cost: \$37,152
 Under Owner Occupant /Developer to Commit to Selling to Owner Occupant Restriction

1003Broadway_Applicant002
 Redevelopment Plan: Owner Occupant
 Offer Amount: \$15,000
 Estimated Cost of Improvements: \$40,000

1003Broadway_Applicant003
 Redevelopment Plan: Owner Occupant
 Offer Amount: \$15,000
 Estimated Cost of Improvements: \$30,000

1003Broadway_Applicant004
 Redevelopment Plan: Developer to sell to an Owner Occupant
 Offer Amount: \$18,000
 Estimated Cost of Improvements: \$23,070

2. Motion: A. Lewis and staff to offer 12 Joseph St (118-K-12) Millvale for sale 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
 - i. 12Joseph_Applicant002
 Redevelopment Plan: Rental
 Offer Amount: \$24,500
 Estimated Cost of Improvements: \$48,000
3. 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

IV. Organizational Updates

- A. Motion to approve the TCLB 2023 Audit
- B. Motion to submit TCLB 2023 Annual Report and 2023 Audit to the Department of Community and Economic Development
- C. 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

IX. Motion to Adjourn