

Tri-COG Land Bank
Board of Directors Meeting January 11, 2024 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 6:01pm by D. Pasternak

Roll Call

Mike Belmonte: Present via ZOOM
Crystal Jennings-Rivera: Absent
Tony Kurta: Present
Richard Livingston: Present
David Pasternak: Present
Maureen Quinn: Present
Amanda Settelmaier: Absent
Elaina Skiba: Present
Louis Weyand: Present via ZOOM

Others Present

An Lewis
Kayla Geahry
Natalie Boydston
Anthony Colecchi, Glassport Borough
Mandi Culhane, GRB Law
Jeff Potts, Clairton City School District

Pledge of Allegiance

Public Comments

None.

Financial Report/Meeting Minutes

Motion to approve the Minutes dated December 14, 2023.

Motion moved: E. Skiba

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

Motion to approve Financial Report and List of Bills as dated.

Motion moved: M. Quinn

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

Organizational Updates

Board Executive Committee Elections

Motion to retain 2023 Board Executive Committee for the 2024 year.

Motion moved: R. Livingston

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Tri-COG Land Bank
Board of Directors Meeting January 11, 2024 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Changing Board Platform

A. Lewis informed the Board that TCLB staff will be moving away from Govenda and will begin using MonkeyPod for future communications.

Statement of Financial Interest Forms

A. Lewis reminded the board to turn in Statement of Financial Interest Forms for the year.

Properties in Etna

A. Lewis discussed a recent meeting with Etna pertaining to two properties that TCLB transferred to City of Bridges Community Land Trust. Etna continues to be interested in these properties becoming affordable housing. City of Bridges Community Land Trust has not received funding yet for these properties, but they will be able to update the exterior while they continue to search for funding. Etna council to discuss and return to TCLB with an update.

Property Visit Updates

N. Boydston informed the Board that TCLB staff will be shifting to an updated policy for property visits. Instead of always sending two staff members, when a real estate agent or a repeat buyer is involved, only one staff member will attend. E. Skiba and T. Kurta offered to attend property visits in their municipalities if needed.

Engaging a Realty to sell Renovated Properties

N. Boydston informed the Board that TCLB will be engaging a realtor only for properties that have been fully renovated in order to reach a larger audience.

Property Pipeline

TCLB has owned 122 properties to-date. There are 93 properties in the acquisition process, 59 owned properties, 6 property applications approved, and 63 properties sold. To date, 18/43 enforcement mortgages have been satisfied.

TCLB Owned Property Update

TCLB currently owns 59 properties: 35 houses and 24 vacant lots.

842 Delaware – Braddock Hills

Motion to approve the TCLB staff to drop the price of *842 Delaware – Braddock Hills* to \$500.

Motion moved: M. Quinn

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

Listed Property Update

Property	Owner Occupant Restriction?	List Price	Reno Estimate
842 Delaware, Braddock Hills	Vacant Lot	\$2,500	Vacant Lot
713 Negley, Wilkins	Deadline Passed	\$5,000	\$58,498
2321 Buena Vista (And Vacant Lot), Swissvale	Deadline Passed	\$55,000	\$35,712
37 Lawrence, Millvale	Vacant Lot	\$5,000	Vacant Lot
12 Joseph, Millvale	Deadline Passed	\$57,500	\$74,600
242 Seneca, Turtle Creek	Deadline Passed	\$35,000	\$55,802
2645 Woodlawn, Monroeville	Deadline Passed	\$40,000	\$24,322
2647 Woodlawn, Monroeville	Deadline Passed	\$30,000	No Estimate
Glosser St - 375-P-281 / 375-P-282 / 375-P-283, East Pittsburgh	Vacant Lots	\$5,500	Vacant Lots
Buena Vista St (235-E-278, 235-E-280, 235-E-281), Swissvale	Vacant Lots	\$14,500	Vacant Lots
2800 Woodstock Ave, Swissvale	No – two unit needing major renovation	\$30,000	Full Renovation or Demolition
104 Elmwood St, Monroeville	Vacant Lot	\$40,000	Vacant Lot
958 5 th Ave, East McKeesport	Until March 11, 2024	\$22,000	\$47,089

Disposition Process Update

TCLB is preparing to list four properties for sale.

Five properties are in the Quiet Title process.

Fourteen properties are next to start the Quiet Title process.

Four properties are waiting to be demolished (ACT 152 Funds).

Seven properties finished the Quiet Title process and are holding for various reasons.

One property is under TCLB conservatorship and is waiting to be demolished; demolition contract has been signed.

Approved Application – Property Update

105 Lynnwood, 109 Lynnwood, Lynnwood – Chalfant
 Agreement of Sale executed.

36 Chartiers Ave – Rankin
 Agreement of Sale executed. Re-sending bid packet for demolition.

568 Stokes Ave – North Braddock
 Agreement of Sale executed; funding received by RTP.

2342 Buena Vista – Swissvale
 Agreement of Sale executed; funding received by RTP.

Tentative Sheriff Sale Schedule

There are 75 properties working their way through the Sheriff Sale process.

Tri-COG Land Bank
Board of Directors Meeting January 11, 2024 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

N. Boydston updated the Board that due to the Tyler v. Hennepin County legislation, it may take longer to onboard properties. M. Culhane discussed draft legislation which will address the impact of this decision that GRB is currently working on with the input of other land banks.

Properties in Process

0 Baldrige Ave (301-N-188) – North Braddock, 0 Baldrige Ave (301-N-187) – North Braddock, 0 Railroad Ave (301-N-192) – North Braddock, 0 Railroad Ave (301-N-193) – North Braddock, 0 Railroad Ave (301-N-194) – North Braddock, 0 Railroad Ave (301-N-195) – North Braddock, 548 Baldrige Ave (301-N-189) – North Braddock, 548 Baldrige Ave (301-N-190) – North Braddock, 574 Baldrige Ave (301-N-176) – North Braddock, 750 Aucilla Aly (546-M-029) – East McKeesport, 1150 Morrelle Ave (547-A-363) – East McKeesport, 255 Rosecrest Dr (640-H-316) – Monroeville, 354 W 12th Ave (131-E-317) – Homestead

60-Day Acquisition notices mailed – deadline to object February 11, 2024.

Adjourn

Motion to adjourn the meeting.

Motion moved: R. Livingston

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:43pm.