

Tri-COG Land Bank  
July 11, 2024 TCLB Board Meeting  
July 11, 2024  
6:30 pm-7:30 pm Eastern Time

Board of Directors: Mike Belmonte; Crystal Jennings-Rivera; Tony Kurta; Richard Livingston; David Pasternak; Maureen Quinn; Amanda Settelaar; 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 June 13, 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 650 Mortimer Ave + Mortimer Ave, Wilkins (454-J-56 & 454-J-51) for sale to the applicant.

650 Mortimer Ave + Mortimer Ave, Wilkins Reno-Lite House

4 bedroom, 2 bath, 1,388 sqft house; Lot size 10,785 sq feet + VL 9,257 sq ft

Listing Price: \$145,500

Under Owner Occupant Restriction

Applications

650 Mortimer\_Applicant001

Redevelopment Plan: Owner Occupant

Offer Amount: \$145,500 + 6% seller's assist + \$649 home warranty  
(\$136,121)

2. **Motion:** A. Lewis and staff to offer 34 Park Ave, Dravosburg (309-L-104) for sale to the applicant.

34 Park Ave, Dravosburg

4 bedroom, 1.5 bath, 1,388 sqft house; Lot size 10,785 sq feet + VL 9,257 sq ft

Listing Price: \$15,000

Estimated Renovation Cost: \$60,775

Applications

34Park\_Applicant001

Redevelopment Plan: Owner Occupant

Offer Amount: \$15,000

Estimated Cost of Improvements: \$75,000 - \$100,000

**IV. Organizational Updates**

- A. Individual Member Property Updates and request for recommendations emailed
- B. Request for a change in use for sold property 422 James St to open marketing without the Owner Occupant Restriction after Buyer marketed the property for 90 days to Owner Occupants Only.
- C. Request to extend the Enforcement Mortgage of 2037 McKinney in Monroeville for 12 months to provide time for the owner to build an addition.
- D. Property Pipeline

**V. TCLB Owned Property Update**

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

**VI. Properties in Sheriff Sale**

**VII. Properties in Process**

**VIII. Properties for Consideration**

- A. Motion to approve the purchase of 0 Foundry St (Ganster) (222-P-113) in Etna, contingent on title search results

**IX. Motion to Adjourn**