

Tri-COG Land Bank

September 12, 2024 TCLB Board and Advisory Committee Meeting

6:00 pm TCLB Board Only

6:30-7:30 pm TCLB Board and Advisory Committee Meeting

1705 Maple St, Homestead, PA

<https://us02web.zoom.us/j/82450033870>

Call In: 309-205-3325

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 August 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

- 2. **Motion:** A. Lewis and staff to offer 514 Walnut Ave, Clairton (764-B-232) for sale to the applicant.

514 Walnut Ave, Clairton

4 bedroom, 1 bath, 1,294 sqft house; Lot size 2,850 sq feet

Listing Price: \$10,000

Estimated Renovation Cost: Total Renovation

Applications

514Walnut_Applicant001

Redevelopment Plan: Developer to Re-Sell

Offer Amount: \$5,500

Estimated Cost of Improvements: \$50,000

IV. Organizational Updates

- A. **Motion** to approve the Concurring Resolution authorizing the filing of an application with Allegheny County for demolition funds for 713 Negley Ave, Turtle Creek, PA (454-P-276) – Wilkins Twp; 1034 Logan Rd, North Versailles, PA, 15137 (751-F-163) - North Versailles Twp; and 1014 4th St, Braddock, PA, 15104 (301-E-321) – North Braddock Borough for a total amount of \$35,000.
- B. **Motion** to approve TCLB credit card increases with First Commonwealth Bank to an organization limit of \$15,000
- C. New Price Adjustment For Approval
 - 1. **Motion** to Approve Additional Language for Reducing List Prices on TCLB Properties
- 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** 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