

Tri-COG Land Bank

October 17, 2024 TCLB Board Meeting

6:00 pm TCLB Board Only

<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 September 12, 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 242 Seneca St, Turtle Creek (455-J-35) for sale to the applicant

242 Seneca St, Turtle Creek

2 bedroom, 1 bath, 945 sqft house; Lot size 0.15 acres

Listing Price: \$13,000

Estimated Renovation Cost: \$24,000

Applications

242Seneca_Applicant001

Redevelopment Plan: Develop to Rent

Offer Amount: \$15,000

Estimated Cost of Improvements: \$34,850

IV. Organizational Updates

- A. **Motion** to approve Resolution 1-2024 to accept Munhall Borough as a member of the Tri-COG Land Bank starting January 1, 2025
- B. **Motion** to approve Resolution 2-2024 to accept Braddock Borough as a member of the Tri-COG Land Bank starting January 1, 2025
- C. **Motion** to approve Equity Preservation Services(EPS) to perform winter maintenance for the 2024-2025 Season, on public sidewalks, for a cost of \$50 per property visit
- D. Center for Community Progress 2024 Reclaiming Vacant Properties Conference
- E. Data Analysis and Blight Study in East Shore Enterprise Zone Communities – Completed
- F. 2024 Clean Air Fund Application: Project #2: Electrification of Municipal Equipment
- G. PHARE and LSA Grant - Applications open
- H. 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. Motion to Adjourn