

Tri-COG Land Bank

November 14, 2024 TCLB Board Meeting 6:00pm

<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. Meeting Minutes / Financial Report

- A. **Motion** to approve the Minutes dated October 17, 2024
- B. **Motion** to Approve the Financial Report
 - a. List of Bills
 - b. Balance Sheet
 - c. 2024 Budget to Actual Report

III. TCLB Property Disposition

- A. Executive Session – Property/Application Information Session
- B. Property/Application Deliberation

- a. **Motion:** A. Lewis and staff to offer 2321 Buena Vista St and 0 Buena Vista St, Pittsburgh (Swissvale), PA 15218 (235-E-252 + 235-E-250) for sale to the applicant.

2321 Buena Vista St + 0 Buena Vista St , Swissvale

4bd, 1ba, 1,848 sqft home on 6,764 sqft lot

Listing Price: \$20,000

Estimated Renovation Cost: \$35,712

Application

2321BuenaVista_Applicant001

Redevelopment Plan: Occupy as Primary Resident and Rental OR Operate Property as Rental OR Re-Sell

Offer Amount: \$20,500

Estimated Cost of Improvements: \$80,000

IV. **Organizational Updates**

- A. 2025 Draft Budget
- B. TCLB Board of Directors
 - a. Terms Expiring
 - b. Candidates for Board Seats
- C. First Commonwealth Bank
 - a. **Motion** to pass the First Commonwealth Public Body Resolution for the Finance & Administration Director to have administrative access to the credit card accounts.
 - b. **Motion:** To authorize adjustments to the TCLB financial accounts as part of ongoing efforts to maximize returns on current holdings and improve operational efficiency with enhanced fraud protection.
- D. Grants Update
 - a. LSA
 - 1. **Motion** to approve Resolution 3-2024, Authorized Official Resolution for a request to the Statewide Local Share Assessment grant for \$106,651 from the Commonwealth Financing Authority to be used for acquisition of 24 blighted properties.
 - b. PHARE
 - c. U.S. Environmental Protection Agency (EPA) Environmental Justice Thriving Communities Grantmaking Program

V. **TCLB Property Update**

- A. Property Pipeline
- B. Recently Acquired Properties
- C. Owned Property Updates
 - a. 205 Rankin + 207 Rankin
- D. Appointed Conservator of 232 Penhurst Dr in Wilkins Twp.
- E. Recently Sold Properties
- F. Questions on TCLB Properties

VI. **Properties in Process**

- A. 60 Day Notices of Acquisition mailed for eight properties – Deadline December 28, 2024

VII. **Properties for Consideration**

- A. **Motion** for staff to pursue the acquisition of the listed property and mail out 60-Day Acquisition Notices, contingent on title search and full evaluation of the property

VIII. **Motion** to Adjourn