

Tri-COG Land Bank  
Board of Directors Meeting July 11, 2024 6:00pm  
Virtual Only

**Call To Order:** 6:02pm

**Roll Call**

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

**Others Present**

An Lewis  
Natalie Boydston  
Kayla Geahry  
Gary Hitchins  
Penny Donaldson  
Mandi Culhane, GRB Law

**Pledge of Allegiance**

**Public Comments**

None

**Financial Report / Meeting Minutes**

**Motion** to approve the Minutes dated June 13, 2024

Motion Moved: R. Livingston

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

**Motion** to Approve the Financial Reports and List of Bills as dated.

Motion Moved: A. Settelmaier

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

**Executive Session – Property/Application Information Session**

**Motion** to go into Executive Session

Motion Moved: R. Livingston

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

Tri-COG Land Bank  
Board of Directors Meeting July 11, 2024 6:00pm  
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Executive Session started at 6:06pm  
Executive Session ended at 6:19pm

**Property Application Deliberation**

650 Mortimer Ave + Mortimer Ave, Wilkins (454-J-56 & 454-J-51)

*Application #1 – Stacie V Weems*

This property is a Reno-Lite house. Redevelopment plan is to live in property as owner occupant.

The application summary from Stacie V Weems was available to the Board for review.

The board felt that the application from Stacie V Weems satisfied all requirements, were consistent with the TCLB policies on disposition, and the proof of financing to support the purchase of the property was sufficient.

**Motion** to allow A. Lewis and staff to offer 650 Mortimer Ave + Mortimer Ave, Wilkins (454-J-56 & 454-J-51) for sale to the applicant, Stacie Weems.

Motion Moved: C. Jennings-Rivera

Seconded: M. Belmonte

All in favor, none opposed. Motion carried.

34 Park Ave, Dravosburg

*Application #1 – Jin Xiu Yang*

Redevelopment plan to renovate and live as owner occupant.

The application summary from Jin Xiu Yang was available to the Board for review.

The board felt that the application and budget from Jin Xiu Yang satisfied all requirements, were consistent with the TCLB policies on disposition, and the proof of financing to support the purchase of the property was sufficient.

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

Motion Moved: L. Weyand

Seconded: A. Settelmaier

All in favor, none opposed. Motion carried.

**Organizational Updates**

Individual Member Property Updates and request for recommendations emailed.

N Boydston says we have emailed each member property updates for their individual municipality/school district and asked for property recommendations by today, but we will take recommendations after today.

Request for a change in use for sold property 422 James St

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.

N Boydston says the purchaser is unable to find an owner occupant, and wants to market the property without an owner occupancy restriction.

**Motion:** to request a change 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.

Motion Moved: A Settelaar  
 Seconded: M Quinn  
 All in favor, none opposed. Motion carried.

Request to extend the Enforcement Mortgage of 2037 McKinney in Monroeville

Request to extend the Enforcement Mortgage of 2037 McKinney in Monroeville for 12 months to provide time for the owner to build an addition.

N Boydston stated the buyer wants to build an addition on the back of house. To be in compliance with the Enforcement Mortgage and to pass an occupancy inspection at this time he would have to install siding on the entire house. Then when adding the addition, he would have to remove the siding where the addition would be built, so instead he is requesting an extension to the Enforcement Mortgage on 2037 McKinney.

**Motion:** to extend the Enforcement Mortgage of 2037 McKinney in Monroeville for 12 months to provide time for the owner to build an addition.

Motion Moved: R. Livingston  
 Seconded: C. Jennings-Rivera  
 All in favor, none opposed. Motion carried.

Property Pipeline

TCLB has owned 150 properties to-date. There are 59 properties in the acquisition process, 85 owned properties, 4 property applications approved, and 75 properties sold. To date, 25/50 enforcement mortgages have been satisfied.

TCLB Owned Property Update

TCLB currently owns 85 properties: 49 houses and 36 vacant lots.

Listed Property Update

Property	Owner Occupant Restriction?	List Price	Reno Estimate
713 Negley, Wilkins	Deadline Passed	\$5,000	\$58,498
2321 Buena Vista (And Vacant Lot), Swissvale	Deadline Passed	\$27,500	\$35,712
37 Lawrence, Millvale	Vacant Lot	\$2,500	Vacant Lot
242 Seneca, Turtle Creek	Deadline Passed	\$17,500	\$55,802
Glosser St - 375-P-281 / 375-P-282/ 375-P-283, East Pittsburgh	Vacant Lots	\$2,500	Vacant Lots
Buena Vista St (235-E-278, 235-E-280, 235-E-281), Swissvale	Vacant Lots	\$10,000	Vacant Lots
650 Mortimer Ave + 0 Mortimer, Wilkins	Until August 19, 2024	\$145,000	TCLB Renovated
34 Park Ave , Dravosburg	Deadline Passed	\$15,000	\$60,775
435 Iowa Ave, Glassport	Until September 1, 2024	\$17,000	\$16,375
2035 Crestas Ave, North Versailles	Until September 1, 2024	\$25,000	\$54,940

Tri-COG Land Bank  
Board of Directors Meeting July 11, 2024 6:00pm  
Virtual Only

#### Disposition Process Update

TCLB is preparing to list three properties for sale.

Twenty-six properties are in the Quiet Title process.

One property is next to start the Quiet Title process.

We are waiting to receive deeds for twenty-one properties.

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

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

*147 Washington St – Edgewood*

Under TCLB conservatorship; demolition complete.

For the appropriations project, an Environmental Review needs to occur before the project can move forward. An has been in contact with the Environmental Review Officer and the Grant Officer, the review should take about 2-3 months, but could be longer. We are still working on getting the contract documents from HUD.

#### Approved Application – Property Update

*104 Elmwood St – Monroeville*

Agreement of Sale executed.

*1116 Morelle Ave – East McKeesport*

Agreement of Sale executed.

*2645 Woodlawn Dr – Monroeville*

Agreement of Sale executed.

*2647 Woodlawn Dr – Monroeville*

Agreement of Sale executed.

#### **Properties in Sheriff Sale**

There are 45 properties working their way through the Sheriff Sale process.

#### **Properties in Process**

*574 Baldrige Ave (301-N-176) – North Braddock, 548 Baldrige Ave (301-N-189) – North Braddock, 0 Baldrige Ave (301-N-188) – North Braddock, 548 Baldrige Ave (301-N-190) – North Braddock, 0 Railroad Ave (301-N-194) – North Braddock, 0 Railroad Ave (301-N-192) – North Braddock, 0 Railroad Ave (301-N-195) – North Braddock, 0 Baldrige Ave (301-N-187) – North Braddock, 0 Railroad Ave (301-N-193) – North Braddock*

Reviewing end use prior to starting Sheriff Sale Process.

212 Maplewood (163-S-65) – Reserve, 780 Vankirk St (1002-D-4) – Clairton, 203 Elm St (657-P-287) - Clairton  
Board approved – 60 Day Acquisition Notice: Deadline for Objection August 26, 2024

Tri-COG Land Bank  
Board of Directors Meeting July 11, 2024 6:00pm  
Virtual Only

*232 Penhurst Dr (453-M-110) – Wilkins*

Board approved TCLB Staff to pursue acquisition or conservatorship of the listed property waiting for update from Wilkins Twp.

*711 Union Ave (307-L-77) - McKeesport*  
Donation – on hold for appropriations

### **Properties for Consideration**

0 Foundry St (Ganster) (222-P-113) in Etna

TCLB has been working on acquiring vacant lots on Ganster St, and this lot is adjacent to our currently owned properties. This vacant lot is current on taxes and the owner is willing to sell the property and requested \$2,000. – This is contingent on a title search – This will be the 1<sup>st</sup> time TCLB purchases a property.

Natalie: This lot was included with a board motion in 2021, but the taxes were paid, so we did not move forward with acquisition at that time.

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

Motion Moved: R. Livingston

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

**Next TCLB Board Meeting:** 08/08/2024 at 6pm (Virtual)

### **Adjourn**

**Motion** to adjourn the meeting.

Motion Moved: R. Livingston

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

TCLB Board Meeting adjourned at 6:45pm