

Tri-COG Land Bank  
Board of Directors Meeting August 8, 2024 6:00pm  
Virtual Only

**Call To Order:** 6:01pm

**Roll Call**

Mike Belmonte – Not Present  
Crystal Jennings-Rivera – Present Virtual  
Tony Kurta – Present Virtual  
Richard Livingston – Present Virtual  
David Pasternak – Present Virtual  
Maureen Quinn – Present Virtual  
Amanda Settelmaier – Present Virtual  
Elaina Skiba – Present Virtual  
Louis Weyand – Present Virtual

**Others Present**

An Lewis  
Natalie Boydston  
Penny Donaldson  
Melinda (Intern at TCVCOG)  
Mandi Culhane, GRB Law  
Trey Keebler (Public)  
Kent Bey (Public) entered meeting at 6:20pm

**Pledge of Allegiance**

**Public Comments**

None

**Financial Report / Meeting Minutes**

**Motion** to approve the Minutes dated July 11, 2024

Motion Moved: M. Quinn

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

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

Motion Moved: L. Weyand

Seconded: A. Settelmaier

All in favor, none opposed. Motion carried.

**Executive Session**

**Motion** to go into Executive Session

Motion Moved: A. Settelmaier

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

Executive Session started at 6:08pm

Executive Session ended at 6:17pm

**Organizational Updates**

### TCLB Hired Property Development Coordinator

Phen Geahry was hired as the Property Development Coordinator. Based on Phen’s resume and interview, TCLB staff all agreed that Phen was the best candidate for the position. Phen is the husband of TCLB Real Estate Marketing Manager Kayla Geahry.

### Nomination Committee Creation

M. Quinn and A. Settelmaier volunteered to be on the nomination committee. An will reach out via email to get that started.

### Property Pipeline

TCLB has owned 163 properties to-date. There are 57 properties in the acquisition process, 85 owned properties, 3 property applications approved, and 78 properties sold. To date, 25/52 enforcement mortgages have been satisfied.

### TCLB Owned Property Update

TCLB currently owns 85 properties: 48 houses and 37 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
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
514 Walnut St, Clairton, PA 15025	None	\$10,000	Extensive Renovation

### Disposition Process Update

TCLB is preparing to list five properties for sale

Twenty-three properties are in the Quiet Title process.

Twenty-Two properties are next to start the Quiet Title process.

TCLB is waiting to receive deeds for three properties.

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

Eleven properties are on hold for various reasons.

147 Washington St – Edgewood

Under TCLB conservatorship; demolition complete.

### Approved Application - Property Update

34 Park Ave, Dravosburg - Agreement of Sale executed

650 Mortimer Ave + Mortimer Ave, Wilkins - Agreement of Sale executed

104 Elmwood St, Monroeville - Agreement of Sale executed

### **Properties in Sheriff Sale**

There are 43 properties going through Sheriff Sale.

### **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

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

### **Owner of 0 Foundry St (222-P- 113) in Etna request for change in sale price**

Owner requested the Board consider purchasing the vacant lot for \$5,000 instead of for \$2,000

**Motion** that TCLB Board approves to purchase the vacant lot at a sales price of \$2000.

Motion Moved: A. Settelmaier

Seconded: E. Skiba

All in favor, none opposed. Motion carried

### **147 Washington St, Edgewood – Conservatorship**

**Motion** to list 147 Washington St, Edgewood with a real estate agent, to be sold to the highest qualifying bidder, pending approval by the court.

Motion Moved: C. Jennings-Rivera

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

**Next TCLB Board Meeting:** 09/12/2024 at 6pm for Board of Directors and 6:30PM for combined Board and Advisory Committees Meeting– Hybrid Meeting

### **Adjourn**

**Motion** to adjourn the meeting.

Motion Moved: C. Jennings-Rivera

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

TCLB Board Meeting adjourned at 6:29pm