

Tri-COG Land Bank
Board of Directors Meeting September 12, 2024
6:00 pm TCLB Board Only
6:30-7:30 pm TCLB Board and Advisory Committee Meeting
In Person / Virtual

Executive Session

Motion to go into Executive Session 6:03pm
Motion Moved: D. Pasternack
Seconded: R. Livingston
All in favor, none opposed. Motion carried.

Executive Session ended at 6:16pm

Call To Order: 6:17pm

Roll Call:

<u>In-Person</u>	<u>Virtual</u>	<u>Not Present</u>
Maureen Quinn	Mike Belmonte	Tony Kurta
Louis Weyand	Crystal Jennings-Rivera	Elaina Skiba
	Richard Livingston	
	David Pasternak	
	Amanda Settelmaier	

Others Present:

<u>In-Person</u>	<u>Virtual</u>
An Lewis	Jeffrey Potts
Natalie Boydston	Guest
Kayla Geahry	Guest
Penny Donaldson	
Mandi Culhane, GRB Law	

Pledge of Allegiance

Public Comments

N/A

Financial Report / Meeting Minutes

Motion to approve the Minutes dated August 8, 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: R. Livingston

Seconded: A. Settelmaier

All in favor, none opposed. Motion carried.

TCLB Property Disposition

Property/Application Deliberation

514 Walnut Ave, Clairton

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 - Chiprich Properties, LLC (Greg Chiprich)

Redevelopment Plan: Developer to Re-Sell

Offer Amount: \$5,500

Estimated Cost of Improvements: \$50,000

The application summary from Chiprich Properties, LLC was available to the Board for review.

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

Motion: A. Lewis and staff to offer 514 Walnut Ave, Clairton (764-B-232) for sale to the Chiprich Properties, LLC.

Motion Moved: R. Livingston

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Organizational Updates

Concurring Resolution authorizing the filing of an application with Allegheny County for demolition funds

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 pending engineer review and established pricing.

Motion Moved: A. Settelmaier

Seconded: M. Belmonte

All in favor, none opposed. Motion carried.

TCLB credit card increases

An says that we currently have \$8,000 and would like to increase the limit to \$15,000

Motion to approve TCLB credit card increases with First Commonwealth Bank to an organization limit of \$15,000.

Motion Moved: C. Jennings-Rivera

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

New Price Adjustment For Approval

Motion to Approve Additional Language for Reducing List Prices on TCLB Properties

Motion Moved: M. Belmonte

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Property Pipeline

TCLB has owned 166 properties to-date. There are 54 properties in the acquisition process, 85 owned properties, 1 property application approved, and 81 properties sold. To date, 25/52 enforcement mortgages have been satisfied.

TCLB Owned Property Update

TCLB currently owns 85 properties: 50 houses and 35 vacant lots

Listed Property Update

Property	Owner Occupant Restriction?	List Price	Reno Estimate
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	None	\$10,000	Extensive Renovation
310 N Monongahela Ave, Glassport	Until November 16, 2024	\$17,000	\$71,165
419 2nd St, Pitcairn, PA 15140	Until December 10,2024	\$110,000	\$21,927

Disposition Process Update

TCLB is preparing to list three properties for sale

Forty-four properties are in the Quiet Title process.

Three properties are next to start the Quiet Title process.

TCLB is waiting to receive deeds for three properties.

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

Eleven properties are on hold for various reasons

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

147 Washington St – Edgewood - Under TCLB conservatorship; demolition complete.

Approved Application - Property Update

34 Park Ave, Dravosburg – Will be closing soon. The occupancy inspection was completed two days ago.

Properties in Sheriff Sale

There are 42 properties going through Sheriff Sale.

Properties in Process

Reviewing end use prior to starting Sheriff Sale 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

Donation – on hold for appropriations:

711 Union Ave (307-L-77) – McKeesport

60 Day Conservatorship/Acquisition Notice – Deadline for Objection 10/28/2024:

232 Penhurst Dr (453-M-110) – Wilkins

Properties for Consideration

Motion to TCLB staff to pursue the acquisition of the listed properties and mail out 60-Day Acquisition Notices, contingent on title search results.

Motion Moved: L. Weyand

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Next TCLB Board Meeting: 10/17/24 at 6:00pm - Virtual

Motion to Adjourn meeting

Motion Moved: C. Jennings-Rivera

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

TCLB Board Meeting adjourned: 6:41pm