

Tri-COG Land Bank  
Board of Directors Meeting October 17, 2024 6:00 pm  
Virtual Only

**Call To Order:** 6:00pm

**Roll Call:**

**Present**

Mike Belmonte  
Crystal Jennings-Rivera  
David Pasternak  
Maureen Quinn  
Amanda Settelmaier  
Louis Weyand  
Richard Livingston

**Not Present**

Tony Kurta  
Elaina Skiba

**Others Present**

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

**Pledge of Allegiance**

**Public Comments**

N/A

**Financial Report / Meeting Minutes**

**Motion** to approve the Minutes dated September 12, 2024

Motion Moved: M. Belmonte

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

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

Motion Moved: M. Quinn

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

**TCLB Property Disposition**

**Motion** to go into Executive Session

Motion Moved: A. Settelmaier

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Executive Session Started: 6:05pm

Executive Session Ended: 6:24pm

**Property/Application Deliberation**

242 Seneca St, Turtle Creek

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

The application summary from Needa Place Realty, LLC was available to the Board for review.

The board felt that the application 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 242 Seneca St, Turtle Creek (455-J-35) for sale to the applicant, Needa Place Realty, LLC under their new LLC, contingent on receipt of organization documents and tax payment receipts.

Motion Moved: M. Quinn

Seconded: M. Belmonte

All in favor, none opposed. Motion carried.

### Organizational Updates

**Motion** to approve Resolution 1-2024 to accept Munhall Borough as a member of the Tri-COG Land Bank starting January 1, 2025

Motion Moved: R. Livingston

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

**Motion** to approve Resolution 2-2024 to accept Braddock Borough as a member of the Tri-COG Land Bank starting January 1, 2025

Motion Moved: M. Belmonte

Seconded: A. Settelmaier

All in favor, none opposed. Motion carried.

**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

Motion Moved: M. Quinn

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

Due to TCLB's growing inventory, we may require more than one contractor moving forward. For Summer Maintenance in 2025, TCLB's property inventory will be split into two lists based on geography. Contractors can submit a bid for both lists, but only one list will be awarded per contractor.

### Center for Community Progress 2024 Reclaiming Vacant Properties Conference

An, Natalie, Kayla, and Alan attended the Reclaiming Vacant Properties Conference in St. Louis in October. At the

conference, a new publication was announced that highlights the work of land banks through case studies. TCLB was recognized in the publication.

Data Analysis and Blight Study in East Shore Enterprise Zone Communities – Completed

The Data Analysis and Blight Study in East Shore Enterprise Zone Communities was completed. An and Vannie attended an Enterprise Zone Corporation of Braddock Board Meeting and presented the findings of the study.

2024 Clean Air Fund Application: Project #2: Electrification of Municipal Equipment

TCLB submitted an application to replace the TCLB cargo van with an electric truck.

PHARE and LSA Grant - Applications open

PHARE and LSA Grant applications are currently open. TCLB is planning to apply to both programs and will provide a more detailed update in November to the Board.

Property Pipeline

TCLB has owned 168 properties to-date. There are 54 properties in the acquisition process, 85 owned properties, 0 property application accepted and 83 properties sold. To date, 27/53 enforcement mortgages have been satisfied.

**TCLB Owned Property Update**

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

Listed Property Update

TCLB just listed six new properties for sale

Property	Owner Occupant Restriction?	List Price	Reno Estimate
2321 Buena Vista (And Vacant Lot), Swissvale	Deadline Passed	\$20,000	\$35,712
37 Lawrence, Millvale	Vacant Lot	\$2,500	Vacant Lot
242 Seneca, Turtle Creek	Deadline Passed	\$13,000	\$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	Deadline Passed	\$17,000	\$16,375
2035 Crestas Ave, North Versailles	Deadline Passed	\$25,000	\$54,940
310 N Monongahela Ave, Glassport	Until November 16, 2024	\$17,000	\$71,165
419 2nd St, Pitcairn	Until December 10, 2024	\$110,000	\$21,927
316 5th St., Glassport	None – multi unit	\$25,000	\$56,442
626 Ohio Ave, Glassport	January 14, 2025	\$17,000	\$42,616
2616 Milburn Street, Glassport	January 14, 2025	\$10,000	\$42,616
Airbrake Ave (456-H-25; 456-H-23), Turtle Creek	Vacant Lot	\$5,000	Vacant Lot
0 Evergreen Dr (742-R-80), Monroeville	Vacant Lot	\$29,000	Vacant Lot

Disposition Process Update

TCLB is preparing to list five properties for sale.

Twenty-eight properties are in the Quiet Title process.

Three properties are next to start the Quiet Title process.

TCLB is waiting to receive deeds for two properties.

Three properties have quieted titles and are waiting to be demolished (ACT 152 Funds).

Twenty-One properties have quieted titles and are on hold for various reasons

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

Approved Application - Property Update

We closed on 514 Walnut St in Clairton in 35 days

There are no approved applications at this time

Properties in Sheriff Sale

There are 40 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

There is a status hearing scheduled for 10/28/24.

Board Approved – Title search in progress:

2290 William Penn Hwy (297-L-332) – Churchill

2292 William Penn Hwy (297-L-328) – Churchill

401 N 4<sup>th</sup> St (764-C-99) – Clairton

805 O'Brien St (118-G-10) – Millvale

2618 Cleveland St (463-A-11) – McKeesport

Cleveland St (463-A-12) – McKeesport

7535 Dickson St (178-H-115) – Swissvale

540 W 7<sup>th</sup> Ave (90-G-8) – West Homestead

Next TCLB Board Meeting: 11/14/24 at 6:00pm - Virtual

**Motion** to Adjourn meeting

Motion Moved: C. Jennings-Rivera

Seconded: M. Belmonte

All in favor, none opposed. Motion carried.

TCLB Board Meeting adjourned: 6:50pm