

Tri-COG Land Bank

Board of Directors Meeting November 14, 2024 6:00 pm

Virtual Only

Call to Order - 6:03pm

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

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

Pledge of Allegiance

Public Comments

N/A

Meeting Minutes / Financial Report

Correction to the October meeting minutes, Richard Livingston was in attendance at the October Board Meeting.

Motion to approve the Minutes dated October 17, 2024 with the correction of Richard Livingston listed as attending.

Motion Moved: L. Weyand

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. Belmonte

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

TCLB Property Disposition

Motion to go into Executive Session

Motion Moved: M. Belmonte

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Executive Session Started: 6:07pm

Executive Session Ended: 6:12pm

Property/Application Deliberation

2321 Buena Vista St + 0 Buena Vista St , Swissvale

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

Applications

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

The application summary from Arad Properties LLLP was available to the Board for review.
The board felt that the application satisfied all requirements, was 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 2321 Buena Vista St and 0 Buena Vista St, Pittsburgh (Swissvale), PA 15218
(235-E-252 + 235-E-250) for sale to the applicant, Arad Properties LLLP.

Motion Moved: L. Weyand

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

Organizational Updates

2025 Draft Budget

Motion to accept 2025 Budget

Motion Moved: M. Belmonte

Seconded: C. Jennings-Rivera

TCLB Board of Directors

Terms Expiring

Dave Pasternak (Resident Representative)

Louis Weyand (Allegheny County Representative)

Amanda Settelmaier (Professional Representative)

Candidates for Board Seats

Professional Representative - Amanda Settelmaier, Executive Director of Turtle Creek Valley Council of
Governments and current Board member is running again for a Professional Representative seat.

Resident Representative – Kelly Henderson is a resident of Homestead, and is the Executive Director of
Grounded Strategies

Allegheny County Representative is appointed by Allegheny County

Board elections are held at the December 12 Advisory Committee Meeting.

First Commonwealth Bank

Motion to pass the First Commonwealth Public Body Resolution for the Finance & Administration Director to have administrative access to the credit card accounts.

Motion Moved: E. Skiba

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

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.

Motion Moved: L. Weyand

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Grants Update

Local Share Account (LSA)

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.

Motion Moved: R. Livingston

Seconded: E. SKiba

All in favor, none opposed. Motion carried.

PHARE

TCLB is submitting a PHARE grant application requesting funding to incentivize nonprofit housing partners to acquire and renovate four properties to be sold to qualifying homeowners.

U.S. Environmental Protection Agency (EPA) Environmental Justice Thriving Communities Grant making Program

TCLB plans to apply to this program for grant funding.

TCLB Property Update

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

Owned Property Updates

205 Rankin and 207 Rankin – instead of being listed for sale, these two properties are now included in the PHARE grant application

TCLB was appointed Conservator of 232 Penhurst Dr in Wilkins Twp.

Properties in Process

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

Board Approved: 60 Day Acquisition Deadline – December 28, 2024		
297-L-332	2290 William Penn HWY	Churchill
297-L-328	2292 William Penn HWY	Churchill
764-C-99	401 N 4th St	Clairton
118-G-10	805 O'Brien St	Millvale
463-A-11	2618 Cleveland St	McKeesport
463-A-12	Cleveland St	McKeesport
178-H-115	7535 Dickson St	Swissvale
90-G-8	540 W 7th Ave	West Homestead

Properties for Consideration

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

165-P-37

1133 Evergreen Avenue

Millvale, PA 15146

Motion Moved: C. Jennings-Rivera

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

TCLB staff has been participating in discussions about the PA Land Bank Network and what an expansion of the organization may look like. TCLB staff will continue to update the Board moving forward.

Motion to Adjourn meeting

Motion Moved: C. Jennings-Rivera

Seconded: M. Belmonte

All in favor, none opposed. Motion carried.

Meeting adjourned at 6:57pm