

Tri-COG Land Bank

February 13, 2025 TCLB Board Meeting 6:00pm

<https://us02web.zoom.us/j/82450033870>

Call In: 309-205-3325

Board of Directors: Mike Belmonte; Crystal Jennings-Rivera; Kelly Henderson; Tony Kurta; Richard Livingston; Maureen Quinn; Amanda Settelmaier; Elaina Skiba; Louis Weyand

I. Meeting Introduction

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Public Comments

For comments from the Public, please state your full name and street address and you will be given up to three (3) minutes to speak. This will be the only time that comments from the public will be heard. After this public comment period closes, no one aside from TCLB Board, TCLB staff and TCLB attorney will be able to comment during the duration of this Board Meeting. Members of the Board will not respond to public comment. Instead, the comments will be noted and if necessary referred to a staff person for follow-up.

II. Meeting Minutes / Financial Report

- A. **Motion** to approve the Minutes dated January 9, 2024
- B. **Motion** to Approve the List of Bills and Financial Report
 - a. List of Bills
 - b. Balance Sheet
 - c. 2025 Budget to Actual Report

III. TCLB Property Disposition

- A. Executive Session – Property/Application Information Session
- B. Property/Application Deliberation

- a. **Motion:** A. Lewis and staff to offer 316 5th St, Glassport (467-R-128), for sale to the applicant.

316 5th St, Glassport
4bd, 2ba, 3,250 sqft home
Listing Price: \$18,000
Estimated Renovation Cost: \$56,442

Application

316 5th _Applicant001
Redevelopment Plan: Operate Property as Rental
Offer Amount: \$18,000
Estimated Cost of Improvements: \$60,200

- b. **Motion:** A. Lewis and staff to offer 2035 Crestas Ave, North Versailles (376-L-264), for sale to the applicant.

2035 Crestas Ave, North Versailles
3bd, 1ba, 1,235 sqft home on 6,394 sqft lot
Listing Price: \$18,000
Estimated Renovation Cost: \$54,940

Application

2035 Crestas _Applicant001
Redevelopment Plan: Operate Property as Rental or Re-Sell
Offer Amount: \$18,000
Estimated Cost of Improvements: \$75,500

- c. **Motion:** A. Lewis and staff to offer 311 Tintsman Ave (456-M-128) and 307 Tintsman Ave (456-M-125), North Versailles for sale to the applicant.

311 Tintsman Ave and 307 Tintsman Ave, North Versailles
4bd, 2ba, 2,156 sqft home
Listing Price: \$15,000
Estimated Renovation Cost: \$67,172

Application

311 Tintsman Ave and Tintsman _Applicant001
Redevelopment Plan: Developer who commits to selling to an Owner Occupant
Offer Amount: \$12,000
Estimated Cost of Improvements: \$75,560

311 Tintsman Ave and Tintsman _Applicant002
Redevelopment Plan: Owner Occupant
Offer Amount: \$15,000
Estimated Cost of Improvements: \$34,350

311 Tintsman Ave and Tintsman _Applicant003
Redevelopment Plan: Developer who commits to selling to an Owner Occupant
Offer Amount: \$15,000
Estimated Cost of Improvements: \$110,725

IV. Organizational Updates

- A. **Motion** to approve TCLB credit card limits to be increased with First Commonwealth Bank to an organization limit of \$25,000
- B. Developer to Owner Occupant Policy Update

- C. Approval of New Land Bank Members Update
- D. Property Security Deposit Update
- E. **Motion** for Tri-COG Land Bank to be the fiscal sponsor of the Pennsylvania Land Bank Network
- F. **Motion** to approve Resolution 1-2025 for Tri-COG Land Bank, acting as fiscal sponsor, to submit an application for the Pennsylvania Department of Community and Economic Development - Municipal Assistance Program (MAP) for up to \$50,000 and to commit resources of up to \$50,000 as match for said project.

V. TCLB Property Update

- A. Property Pipeline
- B. Acquired Properties
- C. Sold Properties
- D. Owned Property
- E. Questions on TCLB Properties

VI. Sold Properties

- A. Enforcement Mortgages Satisfied

VII. Adjourn