

Tri-COG Land Bank

April 10, 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 March 13, 2025
- B. **Motion to Approve** the List of Bills as dated 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 2727 Grandview Ave + Vacant Lot, McKeesport (464-H-120 & 464-H-119) for sale to the applicant.

2727 Grandview Ave + Vacant Lot, McKeesport (464-H-120 & 464-H-119)

Under Owner Occupant Restriction

2bd, 1ba, 1,080 sqft home with 5,000 sq ft land

Listing Price: \$8,500

Estimated Renovation Cost: \$ 42,260

Application

2727Grandview_Applicant01

Redevelopment Plan: Owner Occupant

Offer Amount: \$6,000

Estimated Cost of Improvements: \$51,150.44

- b. **Motion:** A. Lewis and staff to offer 3767 Evergreen Dr, Monroeville (742-R-80) for sale to the applicant.

3767 Evergreen Dr, Monroeville (742-R-80)

Vacant Lot: 8,655 sq ft

Listing Price: \$23200

Application

3767 Evergreen _Applicant01

Redevelopment Plan: New Construction; Occupy as Owner Occupant

Offer Amount: \$29,000

3767 Evergreen _Applicant02

Redevelopment Plan: New Construction; Occupy as Owner Occupant

Offer Amount: \$20,000

IV. Organizational Update

- A. **Motion** to approve the TCLB 2024 Audit
- B. **Motion** to submit TCLB 2024 Annual Report and 2024 Audit to the Department of Community and Economic Development
- C. State Legislation Updates

V. TCLB Property Update

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

VI. Properties for Consideration

- A. **Motion** for staff to pursue the acquisition of the listed property and mail out 60-Day Acquisition Notices, contingent on title search

VII. Motion to Adjourn