

Tri-COG Land Bank

May 8, 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 Settelaar; 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 April 10, 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 310 N Monongahela (384-R-234) for sale to the applicant

310 N Monongahela (384-R-234), Glassport
3 bedroom, 1 bath, 1,596 sqft house; Lot size 3,300 sqft
Listing Price: \$12,000
Estimated Renovation Cost: \$71,165

Application

310 N Monongahela_Applicant01
Redevelopment Plan: Renovate and re-sell
Offer Amount: \$10,000
Estimated Cost of Improvements: \$110,000

- b. **Motion:** A. Lewis and staff to offer 626 Ohio Ave (558-B-27) for sale to the applicant.

626 Ohio Ave, Glassport, Glassport

3 bedroom, 1 bath, 1,228 sqft house; Lot size 2,750 sqft

Listing Price: \$12,500

Estimated Renovation Cost: \$52,639

Application

626 Ohio Ave Applicant01)

Redevelopment Plan: Renovate and operate as rental

Offer Amount: \$7,500

Estimated Cost of Improvements: \$61,500

IV. Organizational Update

- A. **Motion** to designate An Lewis, as Executive Director of TCLB, to be the Authorized Representative to sign any official documents related to the HUD Appropriations grant
- B. Foundation Meeting Update
- C. June Board and Advisory Meeting
- D. State Legislation Updates

V. TCLB Property Update

- A. Property Pipeline
- B. Acquired Properties
- C. Owned Property
 - a. Motion to extend the deadline for proof of funding to May 23, 2025 to Lindsey McCreary for 3767 Evergreen Dr in Monroeville.
 - b. Next to be listed for Sale
 - c. Closing Scheduled
- 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. Sold Properties Update

- A. **Motion** to approve the buyer of 2616 Milburn to subordinate TCLB's enforcement mortgage, provided that the buyer is responsible for all for costs associated with this process and be responsible for the transaction.
- B. Enforcement Mortgages

VIII. Motion to Adjourn