

Tri-COG Land Bank

December 12, 2024 TCLB Board Meeting 6:00pm

Minutes

Board of Directors In Attendance:

Virtual: Crystal Jennings-Rivera; Tony Kurta

In-Person: Maureen Quinn; Elaina Skiba; Louis Weyand

Meeting Introduction

Call to Order at 6:04pm

Roll Call

Pledge of Allegiance

Public Comments – N/A

Meeting Minutes / Financial Report

Motion to approve the Minutes dated November 14, 2024

Motion: Maureen Quinn / 2nd: Crystal Jennings-Rivera

Motion to Approve the List of Bills as dated and Financial Report

Motion: Maureen Quinn / 2nd: Louis Weyand

TCLB Property Disposition

Executive Session – Property/Application Information Session

Motion to enter Executive Session

Motion: Maureen Quinn / 2nd: Louis Weyand

6:06pm: Enter Session / 6:24pm: Exit Session

Property/Application Deliberation

2616 Milburn St, McKeesport (464-C-48)

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Under Owner Occupant Restriction

2bd, 1ba, 1,247 sqft home on 2,500 sqft lot

Listing Price: \$10,000

Estimated Renovation Cost: \$42,616

Application

2616 Milburn _Applicant001

Redevelopment Plan: Commit to Re-Sell to Owner Occupant

Offer Amount: \$15,000

Estimated Cost of Improvements: \$59,054

The application summary from Nefertiti RE LLC (Shanese Brown) 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 2616 Milburn St, McKeesport (464-C-48), for sale to the Nefertiti RE LLC (Shanese Brown).

Motion: Maureen Quinn / 2nd: Louis Weyand

Airbrake Ave (456-H-25 and 456-H-23), Turtle Creek

Airbrake Ave (456-H-25 and 456-H-23), Turtle Creek

Combined 3,888 square feet

Listing Price: \$5,000

Applications

AirbrakeAve _Applicant001

Redevelopment Plan: Fenced Parking Lot

Offer Amount: \$5,000

Estimated Cost of Improvements: \$800

AirbrakeAve _Applicant002

Redevelopment Plan: Parking Lot

Offer Amount: \$5,000

The application summary from Premier Development LLC (James Burke) (Applicant01) 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.

The application summary from Ron Hoolahan (Applicant02) 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 vacant lots on Airbrake Ave (456-H-25 and 456-H-23), for sale to Ron Hoolahan (Applicant02).

Motion: Maureen Quinn / 2nd: Crystal Jennings-Rivera

Organizational Updates

Motion authorizing Tri-COG Land Bank to enter into contract with Equity Preservation Services LLC to provide landscaping for TCLB properties for the 2025 Spring through Fall landscaping season.

Motion: Maureen Quinn / 2nd: Louis Weyand

Motion authorizing Tri-COG Land Bank to enter into contract with CEO Works to provide landscaping for TCLB properties for the 2025 Spring through Fall landscaping season.

Motion: Louis Weyand / 2nd: Maureen Quinn

TCLB Property Update

Property Pipeline: TCLB currently owns 87 properties; 50 houses and 37 vacant lots

Recently Acquired Properties

Acquired at December Sheriff's Sale

0 Greenfield Ave – Chalfant (Vacant Lot)

203 Elm St – Clairton (House)

Properties in Process

215 Pennsylvania

We are no longer pursuing acquisition this for acquisition

Properties for Consideration

Motion for staff to pursue the acquisition of the listed properties and mail out 60-Day Acquisition

Notices, contingent on title search results

Motion: Maureen Quinn / 2nd: Louis Weyand

742-K-333

438 Valley View Dr

Monroeville, PA 15146

1108-S-232

101 Dolomite Dr

Monroeville, PA 15146

Correction: Last month's acquisition candidate.

The zip code was listed as 15146, but is actually 15209.

165-P-37

1133 Evergreen Ave

Millvale, PA 15209

Sold Properties

Request to extend Enforcement Mortgage for 419 Avenue D, Forest Hills for three months

Motion to extend the Enforcement Mortgage for 419 Avenue D in Forest Hills for three months for

Buyer to complete the renovations

Motion: Maureen Quinn / 2nd: Louis Weyand

Enforcement Mortgages Satisfied

451 Blackberry – Monroeville – fully renovated

109 Second St - South Versailles - demolition complete

2025 Meeting Schedule

TCLB Board and Advisory Meeting Schedule - 2025

2nd Thursday of the Month, all virtual unless indicated

*March, June, September, December are hybrid

January 9th – 6:00PM

February 13th – 6:00PM

*March 13th - 6:00PM | Advisory Committee
Meeting – 6:30 PM

April 10th – 6:00PM

May 8th – 6:00PM

*June 12th – 6:00PM | Advisory Committee
Meeting – 6:30 PM

July 10th – 6:00PM

August 14th – 6:00PM

*September 11th – 6:00 PM | Advisory
Committee Meeting – 6:30 PM

October 9th – 6:00PM

November 13th – 6:00PM

*December 11th – 6:00 PM | Winter
Celebration and Board Elections with
Advisory Committee Meeting – 6:30 PM

Motion to Adjourn

Motion: Maureen Quinn / 2nd: Crystal Jennings-Rivera

Meeting adjourned: 6:29pm