

Tri-COG Land Bank
June 12, 2025 TCLB Board Meeting 6:00pm
1705 Maple St, Homestead
Or
<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 May 8, 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 70 Cherry St, Pittsburgh, Pa 15223 (167-K-98) in Etna for sale to the applicant

70 Cherry St (167-K-98), Etna
3 bedroom, 1 bath, 1,692 sqft house;
Not listed for sale

Application

Etna Borough

Redevelopment Plan: Demolition to Vacant Land

Offer Amount: \$8,500 (includes closing costs)

- b. Motion: A. Lewis and staff to offer 308 Edgewood Dr (371-S-67) for sale to the applicant

308 Edgewood Dr (371-S-67), Churchill

3 bedroom, 1 bath, 1,221 sqft house; Lot size 13,852 sqft

Listing Price: \$75,000

Estimated Renovation Cost: \$34,442

Applications

308 Edgewood Dr_Applicant_01

Redevelopment Plan: Renovate and Re-sell OR Operate Property as Rental

Offer Amount: \$68,000

Estimated Cost of Improvements: \$60,000

308 Edgewood Dr_Applicant_02

Redevelopment Plan: Renovate and Occupy as Owner Occupant

Offer Amount: \$35,000

Estimated Cost of Improvements: \$18,529

IV. Organizational Update

- A. Motion for Board approval to engage Plavchak Construction Co., Inc for the reno-lite project at 145 Pennsylvania Ave, Clairton PA 15025, in the amount of \$224,275.00.
- B. Motion for Board approval to engage Emery Construction Services, LLC for the reno-lite project at 426 Baker Ave Clairton, PA 15025, in the amount of \$252,277.00
- C. Auditor Letter Included in Board packet

V. Vacant Property Recovery Program Presentation

VI. Motion to Adjourn