

## **Tri-COG Land Bank**

July 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 June 12, 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 the below listed properties for sale to the applicant, Rebuilding Together Pittsburgh, contingent on Federal Home Loan Bank application approval

205 Rankin Blvd (236-E-52), Rankin: 3 bdrm, 1 bath, 1,260 sq ft rowhome

207 Rankin Blvd (236-E-53), Rankin: 3 bdrm, 1 bath, 1,120 sq ft rowhome

1101 4th St (301-E-356), North Braddock: 3 bdrm, 1 bath, 1,176 sq ft single family

1105 4th St (301-E-330), North Braddock: 3 bdrm, 1 bath, 1,176 sq ft single family

354 W 12th Ave (131-E-317), Homestead: 2 bdrm, 1 bath, 1,262 sq ft single family

2109 S Braddock, (178-D-247), Swissvale: 4 bdrm, 2 bath, 1,380 sq ft single family

Application

Approval Needed for RTP to apply for FHLB Loan

Rebuilding Together Pittsburgh

Redevelopment Plan: Rehabilitate property and resell to a low/moderate income first-time homeowner

Offer Amount: Pricing set forth in MOU

Estimated Renovation Cost: \$800,000

- b. Motion: A. Lewis and staff to offer 308 Edgewood Dr, Churchill (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 Re-sell

Offer Amount: \$60,000

Estimated Cost of Improvements: \$58,000

- c. Motion: A. Lewis and staff to offer 717 N 6<sup>th</sup> St (657-N-229) for sale to the applicant.

717 N 6<sup>th</sup> St (657-N-229), Clairton

3 bedroom, 1 bath, 1,043 sqft house; Lot size 5,000 sqft

Listing Price: \$27,500

Estimated Renovation Cost: \$40,852

Applications

717 N 6th\_Applicant\_01

Redevelopment Plan: Renovate and Operate Property as Rental

Offer Amount: \$5,000

Estimated Cost of Improvements: \$49,800

- IV. Organizational Update
  - A. 2<sup>nd</sup> Quarter Budget Update
  - B. 2023 -2027 Strategic Plan Update
  - C. Grant Updates
  - D. State Legislation Updates
  
- V. TCLB Property Update
  - A. Property Pipeline
  - B. Acquired Properties
  - C. Owned Property
  - D. Sold Properties
  - E. Questions on TCLB Properties
  
- VI. Sold Properties Update
  - A. Enforcement Mortgages
  - B. Motion allowing a change of use for the property at 2647 Woodlawn Ave (545-D-130) in Monroeville from demolition to renovation.
  
- VII. Motion to Adjourn