

Tri-COG Land Bank

August 14, 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 July 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 242 Seneca St, Turtle Creek (455-J-35) for sale to the applicant.

242 Seneca St (455-J-35), Turtle Creek

2 bedroom, 1 bath, 945 sqft house; Lot size 0.15 acres

Listing Price: \$10,000

Estimated Renovation Cost: \$55,802

Applications

242 SenecaSt_Applicant001

Redevelopment Plan: Renovate and Operate Property as Rental

Offer Amount: \$5,000

Estimated Cost of Improvements: \$50,850

- b) Motion: A. Lewis and staff to offer 427 N 4th St (764-C-84), Clairton for sale to the applicant

427 N 4th St (764-C-84), Clairton

3 bedroom, 2 bath, 2,529 sqft house; Lot size 6,250 sqft

Listing Price: \$31,000

Estimated Renovation Cost: \$89,996

Applications

427 N 4th St_Applicant001

Redevelopment Plan: Renovate and Re-sell

Offer Amount: \$10,000

Estimated Cost of Improvements: \$72,060

- c) Motion: A. Lewis and staff to offer 225 W 10th Ave (131-A-34), West Homestead for sale to the applicant.

225 W 10th St (131-A-34), West Homestead

3 bedroom, 1 bath, 2,169 sqft house

Listing Price: \$55,000

Estimated Renovation Cost: \$94,050

Applications

225 W 10th_Applicant001

Redevelopment Plan: Developer who commits to selling to an Owner Occupant

Offer Amount: \$10,000

Estimated Cost of Improvements: \$76,350

IV. Organizational Update

- A. Motion to approve Resolution 1-2025, Concurring Resolution for a request to the Gaming Economic Development Tourism Fund for \$500,000 from the Commonwealth Financing Authority to be used for the renovation of four properties located in Millvale and Etna.
- B. Code of Ethics – Follow-up
- C. Donation to Development – New Potential Pilot
- D. Nomination Committee
- E. 2nd Quarter Budget Update, Projected
- F. Grant Updates

G. 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. 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 allowing an extension of the Enforcement Mortgage date for one year, until July 1, 2026 for 2712 5th (642-J-234) in Monroeville
- B. Motion allowing an extension of the Enforcement Mortgage for two months, until October 14, 2025 for 736 7th St (746-R-219)
- C. Enforcement Mortgage Updates

VIII. Motion to Adjourn