

## **Tri-COG Land Bank**

September 11, 2025 TCLB Board Meeting 6:00pm

1705 Maple St, Homestead, PA 15120

<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 August 14, 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 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

- b. Motion: A. Lewis and staff to offer 115 Ivy St (455-A-301) for sale to the applicant.

115 Ivy St (455-A-301), Wilkins

3 bedroom, 1 bath, 1,200 sqft house

Listing Price: \$27,000

Estimated Renovation Cost: \$35,643

Property under Owner Occupant Restriction

Applications

115 Ivy\_Applicant\_01

Redevelopment Plan: Owner Occupant

Offer Amount: \$27,000

Estimated Cost of Improvements: \$10,893

- c. Motion: A. Lewis and staff to offer 217 James St (547-P-265) for sale to the applicant.

217 James St (547-P-265), North Versailles

2 bedroom, 1 bath, 750 sqft house

Listing Price: \$20,000

Estimated Renovation Cost: \$35,858

Property under Owner Occupant Restriction

Applications

217 James\_Applicant\_01

Redevelopment Plan: Owner Occupant

Offer Amount: \$12,000

Estimated Cost of Improvements: \$12,850

IV. Organizational Update

- A. Motion to approve Resolution 2-2025 to accept Crafton Borough as a member of the Tri-COG Land Bank, with membership starting on January 1, 2026.
- B. Motion to approve Resolution 3-2025 to accept Carlynton School District as a member of the Tri-COG Land Bank, with membership starting on January 1, 2026.

V. Motion to Adjourn

Starting at 6:30PM:

TCLB Toolkit: TCLB Application Process and 203(k) Renovation Loans