

Tri-COG Land Bank

October 9, 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 September 11, 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 414 Mitchell Ave (879-M-114) for sale to the applicant.

414 Mitchell Ave (879-M-114), Clairton
6 bedroom, 1 bath, 2,780 sqft house
Listing Price: \$15,000
Estimated Renovation Cost: \$87,142
Under Owner Occupant Restriction

Applications

Name: 414 Mitchell_Applicant01

Redevelopment Plan: Operate as Rental

Offer Amount: \$15,000

Estimated Cost of Improvements: \$84,950

Name: Easy Vision Investors LLC (414 Mitchell_Applicant02)

Redevelopment Plan: Operate as Rental

Offer Amount: \$13,500

Estimated Cost of Improvements: \$55,900

IV. Organizational Update

- A. Code of Ethics Discussion
- B. Line of Credit Discussion
- C. Act 152 Funding Application

Motion to approve Resolution 4-2025 - Concurring Resolution authorizing the filing of an application for ACT 152 funds requesting \$150,000 for general demolition funding.

V. TCLB Property Update

- A. Property Pipeline
- B. Acquired Properties
- C. Owned Properties
- D. Listed Properties
- E. Sold Properties
- F. Questions on TCLB Properties

VI. Sold Properties Update

- A. Enforcement Mortgages

Motion allowing an extension of the Enforcement Mortgage for six months, until July 10, 2026 for 712 Pittsburgh McKeesport Blvd (309-A-89)

VII. Motion to Adjourn