

Tri-COG Land Bank

November 11, 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 October 9, 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 410 Mitchell Ave + adjacent vacant lot (879-M-112 + 879-M-103) for sale to the applicant.

410 Mitchell Ave + adjacent vacant lot (879-M-112 + 879-M-103), Clairton
3 bedroom, 1 bath, 2,048 sqft house
Listing Price: \$10,000
Estimated Renovation Cost: \$77,873

Applications

Name: 410MitchellAve_Applicant_01

Redevelopment Plan: Renovate and Occupy as Owner Occupant

Offer Amount: \$7,500

Estimated Cost of Improvements: \$65,787.46

- b. Motion: A. Lewis and staff to offer Mosside Blvd (857-M-351) for sale to the applicant.

Mosside Blvd (857-M-351), Monroeville

Commercial Vacant Land; 4.224 acres

Appraised Value: \$106,000

Applications

Name: Municipality of Monroeville

Redevelopment Plan: Vacant Land / New Construction

Offer Amount: Property Costs + Transaction Fee + Transfer Closing Costs

- c. Motion: A. Lewis and staff to offer 2108 Crestas Ave + 2 adjacent vacant lots (376-L-178 + 376-L-177 + 376-L-170) for sale to the applicant.

2108 Crestas Ave + 2 adjacent vacant lots (376-L-178 + 376-L-177 + 376-L-170),

North Versailles

2 bedroom, 1 bath, 760 sqft house

Listing Price: \$8,000

Estimated Renovation Cost: \$69,795

Applications

Name: 2108CrestasAve_Applicant_01

Redevelopment Plan: Renovate and Occupy as Owner Occupant

Offer Amount: \$8,550

Estimated Cost of Improvements: \$61,715

- d. Motion: A. Lewis and staff to offer 0 Buena Vista (235-E-280 + 235-E-281 + 235-E-278) for sale to the applicant.

0 Buena Vista (235-E-280 + 235-E-281 + 235-E-278), Swissvale

3 adjacent vacant lots, 8,625 sqft

Listing Price: \$2,500

Applications

Name: 0BuenaVista_Applicant_01

Redevelopment Plan: Garden

Offer Amount: \$1,500

Estimated Cost of Improvements: \$1,000

- e. Motion: A. Lewis and staff to offer 225 W 10th St (131-A-34) 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

Name: 225 W 10th St_Applicant_01

Redevelopment Plan: Occupy as Owner Occupant

Offer Amount: \$20,000

Estimated Cost of Improvements: \$165,000

IV. Organizational Update

A. 2026 Budget

Motion to approve the 2026 Budget

B. Code of Ethics Discussion

C. Landscaping Bids

Motion authorizing Tri-COG Land Bank to enter into a contract with Equity Preservation Services LLC to provide landscaping and snow removal services for TCLB properties from November 17, 2025 until November 15, 2026.

Motion authorizing Tri-COG Land Bank to enter into a contract with CEO Works to provide landscaping and snow removal services for TCLB properties from November 17, 2025 until November 15, 2026.

D. Board Member Candidates

E. PA Housing Affordability and Rehabilitation Enhancement Funding Application

Motion to approve filing an application for PA Housing Affordability and Rehabilitation Enhancement (PHARE) funds requesting \$750,000 for the renovation of three land bank structures.

F. Local Share Assessment Funding Application

Motion to approve Resolution 4-2025 – Authorized Official Resolution authorizing the filing of an application for Statewide Local Share Assessment funds requesting \$219,800 for the renovation of three land bank structures.

G. Transaction Fee Discussion

Motion to update the transaction fee for TCLB properties to \$3,000 or 7% of the appraised value of the property, whichever is higher.

H. Winter Celebration

I. Board and Advisory Committee Meeting Dates for 2026

V. TCLB Property Update

A. Property Pipeline

B. Acquired Properties

C. Owned Properties

D. New Listed Properties

E. Sold Properties

F. Questions on TCLB Properties

VI. Properties for Consideration

Motion for staff to pursue the acquisition of the listed properties and mail out 60-Day Acquisition Notices, contingent on title search

VII. Sold Properties Update

A. Enforcement Mortgages

B. Enforcement Mortgage Terms

Motion to amend the standard term of the Enforcement Mortgage from 36 months to 24 months, and to establish the following guidelines for extensions, effective for all Agreements of Sales and subsequent closings commencing January 1, 2026:

- TCLB staff is authorized to approve a single 12-month extension (maximum total term of 36 months) upon the buyer's written request, provided that 50% or more of the required renovation work has been completed on the property.
- For properties with less than 50% renovation completion at the 24-month term limit, or for any requests seeking an extension beyond 36 months, the request must be submitted in writing by the buyer and require formal Board approval.

VIII. Motion to Adjourn