

Tri-COG Land Bank

December 11, 2025 TCLB Board Meeting 6:00pm

1705 Maple St, Homestead PA 15120

<https://us02web.zoom.us/j/82450033870>

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 November 13, 2025
- B. Motion to Approve the List of Bills as dated and Financial Report
 - List of Bills
 - Balance Sheet
 - 2025 Budget to Actual Report

III. TCLB Property Disposition

A. Executive Session – Property/Application Information Session

a. Property/Application Deliberation

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 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

IV. Organizational Update

- A. Motion to accept the resignation of Mike Belmonte from the Tri-COG Land Bank Board of Directors.

- B. PA Land Bank Network – Contract

Motion to authorize the Executive Director of Tri-COG Land Bank—acting in the capacity of fiscal sponsor for the Pennsylvania Land Bank Network (PALBN)—to negotiate, enter into, and execute professional service contracts necessary to complete the scope of work funded by state and philanthropic grants, provided that all expenditures remain within the budgets approved by the respective funding sources, subject to review by legal counsel as necessary.

- C. Authorizing Signatures

Motion to approve Resolution 5-2025, pursuant to the Pennsylvania Land Bank Act:

- The Board delegating to the Land Bank's Executive Director, Director of Program Operations, or other staff as may deemed appropriate, the powers of the Secretary and Treasurer to execute contracts and other documents on behalf of the Land Bank.
- Authorizing the Director of Program Operations to utilize the authorized facsimile signature of the Executive Director, upon notice to and with the prior written or verbal permission of the Executive Director
- The Board delegating to the Land Bank's Executive Director, or other staff as may deemed appropriate, the authority to enter into and execute agreements, instruments of conveyance and other related documents relating to the conveyance of real property by the land bank.

V. Sold Properties

Motion allowing an extension of the Enforcement Mortgage until December 31, 2025 for 721 Spruce St (292-P-136)

VI. Motion to Adjourn