

Tri-COG Land Bank

February 12, 2026 TCLB Board Meeting 6:00pm

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

Board of Directors: Anthony Colecchi; Kelly Henderson; Tony Kurta; Jeff Potts; Maureen Quinn; Amanda Settelmaier; 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 January 8, 2026
- 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
- B. Property/Application Deliberation

Motion: A. Lewis and staff to offer 230 E 15th Ave (131-C-294) for sale to the applicant..

230 E 15th Ave (131-C-294), Homestead
3 bedroom, 1 bath, 1,471 sqft house
Listing Price: \$25,000
Estimated Renovation Cost: \$61,146

Applications

Name: 230 E 15th Ave _Applicant 01
Redevelopment Plan: Re-Sell or Operate Property as Rental
Offer Amount: \$25,000
Estimated Cost of Improvements: \$56,500

Motion: A. Lewis and staff to offer 245 E 18th Ave + 0 E 18th Ave (131-D-128 + 131-D-127) for sale to the applicant.

245 E 18th Ave + 0 E 18th Ave (131-D-128 + 131- D-127), Homestead
3 bedroom, 1.5 bath, 1,217 sqft house
Listing Price: \$30,000
Estimated Renovation Cost: \$82,662

Applications

Name: 245 E 18th _Applicant 01
Redevelopment Plan: Re-Sell or Operate Property as Rental
Offer Amount: \$30,000
Estimated Cost of Improvements: \$64,500

Motion: A. Lewis and staff to offer 419 2nd St, Pitcairn (747-A-10) for sale to the applicant.

419 2nd St (747-A-10), Pitcairn
4 bedroom, 1 bath, 2,590 sqft house; Lot size 3,000 sqft
Listing Price: \$20,000
Estimated Renovation Cost: \$21,927

Applications

Name: 419 2ndSt_Applicant_01
Redevelopment Plan: Operate Property as Rental
Offer Amount: \$15,000
Estimated Cost of Improvements: \$47,000

Name: 419 2ndSt_Applicant_02
Redevelopment Plan: Operate Property as Rental
Offer Amount: \$24,000
Estimated Cost of Improvements: \$62,700

Motion: A. Lewis and staff to offer 421 Fairview Ave, Turtle Creek (455-J-300) for sale to the applicant.

421 Fairview Ave (455-J-300), Turtle Creek
4 bedroom, 2 bath, 1,702 sqft house; Lot size 2,567 sqft
Listing Price: \$11,500
Estimated Renovation Cost: \$65,293

Applications

Name: 421 Fairview_ _Applicant 01

Redevelopment Plan: Operate Property as Rental

Offer Amount: \$11,500

Estimated Cost of Improvements: \$70,000

Motion: A. Lewis and staff to offer 843 Delaware Ave (558-M-11) for sale to the applicant.

843 Delaware Ave (558-M-11), Glassport

3 bedroom, 2 bath, 2,049 sqft house; Lot size 3,500 sqft

Listing Price: \$7,500

Estimated Renovation Cost: n/a

Applications

Name: 843 Delaware_ Applicant 01

Redevelopment Plan: Re-Sell or Operate Property as Rental

Offer Amount: \$10,000

Estimated Cost of Improvements: \$66,500

Motion: A. Lewis and staff to offer 1013 4th St (301-E-337) for sale to the applicant.

1013 4th St (301-E-337), North Braddock

5 bedroom, 1 bath, 2,148 sqft

Listing Price: \$10,000

Estimated Renovation Cost: \$106,931

Applications

Name: 1013 4th St _Applicant 01

Redevelopment Plan: Occupy as Owner Occupant

Offer Amount: \$10,000

Estimated Cost of Improvements: \$37,000

IV. Organizational Update

- A. EQT Lease for 409 Depot St in South Versailles
- B. Heirs' First Look Discussion
- C. Posting of new staff position
- D. Property Items Reuse Pilot Project

- E. Upcoming Conference Opportunities
- F. Vacant Lots in Homestead
- G. Board Election / TCLB Toolkit in March
- H. Postcards

V. TCLB Property Update

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

VI. Sold Properties

- A. Enforcement Mortgage Updates
611 Snowball

VII. Motion to Adjourn