

Tri-COG Land Bank

April 9, 2026 TCLB Board Meeting 6:00pm

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

Board of Directors: Anthony Colecchi; Kelly Henderson; Tony Kurta; Ed Nusser; Ruthann Omer; Jeff Potts; Maureen Quinn; Amanda Settelmaier, Reece Smith

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 March 12, 2026
- B. **Motion** to Approve the List of Bills as dated and Financial Report
 - List of Bills
 - Balance Sheet
 - 2026 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 736 Patton St Ext (544-R-18) for sale to the applicant.

736 Patton St Ext (544-R-18), Monroeville

3 bedroom, 1 bath, 1,581 sqft house

Listing Price: \$35,000

Estimated Renovation Cost: \$62,992

Applications

Name: 736 Patton St Ext _Applicant 01

Redevelopment Plan: Operate Property as Rental

Offer Amount: \$30,500

Estimated Cost of Improvements: \$68,000

Name: 736 Patton St Ext _Applicant 02
Redevelopment Plan: Re-Sell
Offer Amount: \$15,000
Estimated Cost of Improvements: \$85,000

Name: 736 Patton St Ext _Applicant 03
Redevelopment Plan: Re-Sell
Offer Amount: \$7,000
Estimated Cost of Improvements: \$133,000

Name: 736 Patton St Ext _Applicant 04
Redevelopment Plan: Occupy as Owner Occupant
Offer Amount: \$30,000
Estimated Cost of Improvements: \$72,000

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

245 E 18th and 0 18th St (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 and 0 18th St t _Applicant 01
Redevelopment Plan: Re-Sell
Offer Amount: \$15,000
Estimated Cost of Improvements: \$96,000

IV. Organizational Update

- A. **Motion** to approve the TCLB 2025 Audit
- B. **Motion** to submit TCLB 2025 Annual Report and 2025 Audit to the Department of Community and Economic Development
- C. **Motion** to approve Resolution 1-2026 for Tri-COG Land Bank, acting as fiscal sponsor, to submit an application for the Pennsylvania Department of Community and Economic Development - Municipal Assistance Program (MAP) for up to \$50,000 and to commit resources of up to \$50,000 as match for said project.

V. TCLB Property Update

- A. Recently Listed for Sale
- B. Under Contract to be Sold
- C. Recently Sold

VI. Properties for Consideration

- A. **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

- A. Enforcement Mortgage Updates

VIII. Motion to Adjourn