

Tri-COG Land Bank

May 14, 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 April 9, 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 0 Greenfield (374-G-206), Chalfant for sale to the applicant.

0 Greenfield (374-G-206), Chalfant
5,500 sqft lot
Listing Price: \$5,000

Applications

Name: 0 Greenfield _Applicant 01

Redevelopment Plan: Side yard to adjacent owned property

Offer Amount: \$3,000

Motion: A. Lewis and staff to offer 712 ½ Penn St and Adjacent Vacant Lot (301-J-335 & 301-J-337), North Braddock for sale to the applicant.

712 ½ Penn St and Adjacent Vacant Lot (301-J-335 & 301-J-337), North Braddock
2bd 1 ba 850 sqft home on 1,601 sqft lot
Listing Price: \$9,000
Estimated Cost of Improvements: \$50,209

Applications

Name: 712.5 Penn St _Applicant 02
Redevelopment Plan: Operate Property as a Rental
Offer Amount: \$7,000
Estimated Cost of Improvements: \$50,000

Motion: A. Lewis and staff to offer 1034 Logan Rd and Adjacent Vacant Lot (751-F-163 & 751-F-162), North Versailles for sale to the applicant.

1034 Logan Rd and Adjacent Vacant Lot (751-F-163 & 751-F-162), North Versailles
2bd 2ba 1,166sqft home on two lots totaling 47,044sqft
Listing Price: \$20,000
Estimated Cost of Improvements: N/A

Applications

Name: 1034Logan _Applicant 01
Redevelopment Plan: Operate Property as a Rental
Offer Amount: \$12,000
Estimated Cost of Improvements: \$148,000

IV. Organizational Update

- A. City of Bridges Community Land Trust Properties in Etna and Sharpsburg
- B. Center for Community Progress Site Visit – Clairton
- C. PA Housing Finance Agency (PHFA) Conference
- D. Reclaiming Vacant Property Session Approvals

V. TCLB Property Update

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