

Tri-COG Land Bank
Board of Directors Meeting January 23, 2020
1705 Maple Street, Homestead, PA 15120
Call to Order: 6:30pm

Roll Call

Jim Fisher: Present by phone
Deborah Grass: Present
Tom Hardy: Absent
Maureen McKeever: Present
Tony Kurta: Present
Maureen Quinn: Present
Brittany Reno: Absent
Robert Wratcher: Present
Matt Gergely: Present by phone

Others present:

Natalie Boydston
Gary Hitchins
An Lewis
Anna Meehan
Emily Woodard
Mandi Culhane, GRB

Pledge of Allegiance

Public Comments

None

Election of Officers

Accepting nominations for Officers - President, Vice President, Treasurer, Secretary
Maureen McKeever would like to continue serving as Treasurer
Maureen Quinn would like to continue serving as Vice President

Financial Report / Meeting Minutes

Motion to approve the minutes dated December 4, 2019.

Motion Moved: R. Wratcher

Seconded: M. McKeever

All in favor, none opposed. Motion Carried.

Motion to approve the Cash Statement and List of Bills as dated.

Motion Moved: R. Wratcher

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Seconded: D. Grass
All in favor, none opposed. Motion Carried.

Request to obtain credit card for TCLB

D. Grass requests the TCLB develop a Credit Card Policy prior to approving request to obtain credit cards for TCLB.

Allocation of Paid Time Off

SRCOG currently pays for all paid time off for TCLB and SRCOG staff. Board agrees TCLB should contribute to employees paid time off based on employee time spent working for TCLB. An Lewis to finish calculations and present summary to the Board at the next meeting.

TCLB Owned Property Update

Quiet Title Action Status Updates

Properties listed on PowerPoint.

Properties in Disposition Process

Properties displayed on PowerPoint.

Preparation for Listing: 705 Mercer, Turtle Creek and 1114 Wilkins, Braddock. In the process of finalizing press release and notice to eligible adjacent homeowners for side lots.

Completing appraisals and cost estimates for multiple properties. TCLB plans to discuss the need for a real estate agent in listing and marketing TCLB properties.

Discussion on how to enforce responsible property ownership in TCLB sold properties while keeping properties affordable.

Properties in Maintenance/Rehab/Construction

283 Park – Architect has presented design for property.

519 Sunnyside – Working on hiring painter.

106 Bettis – Property was recently cleaned out. Discovered gas leak in property, gas was shut off by company.

412 Alpine Village and 1172 Grandview were recently cleaned out.

Tentative Sheriff Sale Schedule

Two properties scheduled to be acquired at February 2020 Sheriff Sale.

Potential Donation Updates

451 Blackberry

Moving through Sheriff Sale process.

2105 Noble

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Received Consent Order from DEP. TCLB to sign consent order and sales agreement.

Motion to accept and sign PA DEP Consent Order and sales agreement for 2105 Noble in Swissvale.

Motion Moved: D. Grass

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Properties Being Evaluated for Acquisition

List provided to board members of properties under evaluation, properties 60 Day Notices have been sent for acquisition, and properties for which TCLB is requesting to mail 60 day acquisition notices.

Motion to send 60 Day Acquisition notices for the following properties.

Dravosburg

Vacant Lot: 19 Goldstrom Avenue, Dravosburg, PA 15034 (0309G00053000000)

Vacant Lot: 17 Goldstrom Avenue, Dravosburg, PA 15034 (0309G00055000000)

East Pittsburgh

527 Sunnyside Ave East Pittsburgh, PA 15112 (0375R00140000000)

McKeesport

2616 Milburn St, McKeesport, PA 15132 (0464C00048000000)

1616 William St. McKeesport, PA 15132 (0381H00287000000)

Monroeville

611 Snowball Rd, Monroeville, PA 15146 (0742L00373000000)

422 Brunner Dr, Monroeville, PA 15146 (0854R00113000000)

2712 5th Street, Monroeville, PA 15146 (0642J00234000000)

Pitcairn

808 Brinton Avenue, Pitcairn, PA 15140 (0746R00370000000)

Sharpsburg

1833 Main St, Pittsburgh, PA 15215 (0168M00348000000)

Turtle Creek

611 Mercer Street, Turtle Creek, PA 15145 (0455H00201000000)

Motion Moved: R. Wratcher

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Conservatorship Update

Pursuing conservatorship for property in Etna. 60 Day Acquisition notice mailed and deadline for objection is March 13, 2020.

Organizational Updates

Marketing and Community Relations Manager

Emily Woodard joining as Marketing and Community Relations Manager.

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Center for Community Progress Technical Engagement

TCLB plans to schedule three calls per month with CCP to work through disposition process.

Vacant Land Discussion

EKS Solutions is working on vacant land project.

HB 1737- Environmental Liability Waiver Bill passed the House of Representatives.

TCLB Board and Advisory Meeting Dates 2020

Adjourn

Motion to adjourn.

Motion moved: D. Grass

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

The meeting adjourned at 7:27pm.