

Tri-COG Land Bank  
Board of Directors Meeting June 11, 2020 5:30pm  
Virtual Meeting

**Call to Order:** 5:34pm

**Roll Call**

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

**Others Present**

Natalie Boydston  
Gary Hitchens  
An Lewis  
Anna Meehan  
Emily Woodard  
Kayla Geahry  
Mandi Culhane, GRB

**Pledge of Allegiance**

**Public Comments**

None

**Financial Report/Meeting Minutes**

**Motion** to approve the minutes dated May 14, 2020.

Motion moved: B. Reno

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

**Motion** to approve Financial Report as dated.

Motion moved: R. Wratcher

Seconded: D. Grass

All in favor, none opposed. Motion carried.

**Cyber Liability Insurance**

A. Lewis was recently informed about Cyber Liability Insurance and is investigating price for both TCLB and SRCOG. R. Wratcher said that he heard at a municipal liability seminar that this is the #1 claim from municipalities and believes it is a good idea. D. Grass inquired if TCLB has a risk management program for information/technology; A. Lewis confirmed that one is currently in progress. B. Reno inquired about the type of sensitive information we currently have and A. Lewis explained that we don't have much yet, but we may in the future.

A. Lewis to continue exploring the option and plans to have a fixed price to discuss during the next board meeting.

#### **DCED – Blight Remediation Grant Application**

PA DCED is currently receiving applications for Blight Remediation Grants. A. Lewis and G. Hitchens researched and put together a mix of properties to add to this application, which will be for up to \$300,000 to be used for renovations, demolitions and/or acquisitions. A. Lewis presented a project budget showing engineering estimates for all proposed activities and outlining the matching funds needed from TCLB to cover the full cost of the project.

Properties included: 283 Park Avenue (renovation), 105 Lynwood Avenue (renovation), 1172 Grandview Avenue (renovation), 2342 Buena Vista (renovation), 2322 Buena Vista (demolition), and 650 Mortimer (renovation). All properties are in the same school district and geographic areas, but include different municipalities.

A. Lewis to reach out to M. Quinn about following legal guidelines and rules of the grant. B. Reno suggested reaching out to the regional office even if the grant is not approved in order to learn from their perspective and see what they are looking for in the future.

**Motion** to approve Resolution No. 2-2020, authorizing A. Lewis to submit a grant request of up to \$300,000 to the Blight Remediation Program of the Commonwealth Financing Authority to be used for the demolition and renovation of blighted properties and authorization for A. Lewis to sign the resolution on behalf of Tri-COG Land Bank.

Motion moved: M. Quinn

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

#### **Organizational Updates**

The election for a School District Representative on the TCLB Board of Directors will occur at the Advisory Committee Meeting following this board meeting.

The new Accounts and Office Manager, Kayla Geahry, began on June 1. She is replacing Anna Meehan, who will be leaving July 10.

#### **TCLB Owned Property Update**

TCLB will be asking all buyers to purchase title insurance to simplify the process.

TCLB scheduling property visits starting next Tuesday with COVID-19 protocols in place.

The courts have started to re-open and pending Quiet Title hearings that were originally scheduled in April but were postponed should be rescheduled soon. TCLB has not yet received new dates, but hoping to hear soon.

The next Sherriff Sale is tentatively still scheduled for August.

The Agreement of Sale has been signed for Quay St Side Lot.

The Agreement of Sale has been mailed for the Dome St Side Lot.

**Spring 2020 Property Update – deadline extended to May 30, 2020 with option to extend**

The submission deadline was extended and while some are still rolling in, there are currently 30 total acquisition candidates from 13 municipalities (27 residential properties, 2 vacant lots, 1 side lot).

TCLB has been reaching out to create relationships with other organizations that do rebuilding in our areas so that some of the work by TCLB can result in permanent, affordable housing. These relationships should be cultivated to find balance in meeting TCLB's goals and being fair to the other organization(s) in the process. A. Lewis invited all members of the board to share any contacts that might be helpful for creating these relationships.

**TCLB Board and Advisory Meeting Dates 2020**

Advisory meeting is at 7pm, following this meeting. The next board meeting is July 23 at 6:30pm and will likely be virtual.

**Adjourn**

**Motion** to adjourn the meeting.

Motion moved: M. Quinn

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:30pm.