

Tri-COG Land Bank
Board of Directors Meeting August 13, 2020 6:30pm
Virtual Meeting

Call to Order: 6:34pm by J. Fisher

Roll Call

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

Others Present

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

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve the minutes dated July 23, 2020.

Motion moved: R. Wratcher

Seconded: T. Hardy

All in favor, none opposed. Motion carried.

Motion to approve Financial Report as dated.

Motion moved: R. Wratcher

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Organizational Updates

Cyber Liability Insurance

A. Lewis presented second quote for cyber liability insurance from Hudson Excess Insurance Company, a non-admitted, A-rated insurance company, which is significantly less than the Travelers Insurance quote presented at the last meeting. A. Lewis recommended purchasing the policy from Hudson Excess Insurance Company.

Motion to purchase cyber liability insurance from Hudson Excess Insurance Company.

Motion moved: M. McKeever

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

e412 Participation

A. Lewis explained that the agreement to be part of the collaborative to share a marketing professional, called elevate412 from TrailBlaze Creative is up for re-approval. This has been used to redesign the TCLB website, create annual reports and a variety of other items. The agreement was reviewed by M.

Culhane, who recommended small adjustments to the termination date and some typos. The total cost for June 2020-July 2021 is \$20,000 and TCLB will be receiving \$5,000 in funding from McCune Foundation for this initiative. A. Lewis recommends re-approval of this agreement.

Motion to approve agreement with TrailBlaze Creative for elevate412, subject to the revision of typos and termination date.

Motion moved: M. Quinn

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Nomination Committee for December Elections

A. Lewis announced that some Board Member terms are expiring in December 2020 and asked for Board volunteers to be part of the nomination committee. M. Quinn and R. Livingston volunteered to assist.

TCLB Sold Properties

Dome St

TCLB officially sold its first property in White Oak on August 12.

TCLB Owned Property Update

TCLB currently owns 31 houses and 6 vacant lots.

New Property Photos – Acquired at August Sheriff Sale

TCLB acquired one vacant lot and two houses at the August Sheriff Sale. The vacant lot is on Lynnwood Ave (374-L-204) in Chalfant and is adjacent to a property already owned by the TCLB. The two houses are 109 2nd Street in South Versailles and 323 24th Street in McKeesport.

Quiet Title Action Update

TCLB is still waiting for the final hearing dates to be rescheduled for the next cohort of properties to go through Quiet Title Action.

Quay St – Closing Update

The purchaser is acquiring title insurance; closing should happen within the next week or two.

Listed Property Update

TCLB received three applications for 705 Mercer. One application is complete while the other two remain incomplete.

705 Mercer Application Review

One completed application for 705 Mercer was presented to the Board for review. The board felt that the application, work plan and budget satisfied all requirements and the proof of financing to support the purchase and rehabilitation of the property was sufficient.

Motion to authorize A. Lewis and staff to offer 705 Mercer for sale to the applicant, David Hughes.

Motion moved: R. Wratcher

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

Tentative Sheriff Sale Schedule

No properties are scheduled for Sheriff Sale for September, one is scheduled for October and two for November.

Conservatorship Update

M. Culhane explained that at the hearing last week, it was decided that the property does not meet the requirements for conservatorship. The owner testified that he will begin work on the property and should have it updated in six months.

Potential Donation Property Updates

M. Culhane has been in recent contact with the current owner of 2105 Noble in Swissvale. The owner submitted an amended tax return in March, but the State has not yet updated the lien status. The owner is working to take care of this matter so that the property can be donated to TCLB.

Spring 2020 Property Update

TCLB staff currently evaluating 17 properties for acquisition.

Next Board Meeting

The next meeting is Sept. 10 at 5:30pm, with the Advisory Committee Meeting following that at 7pm. Both meetings will be held online.

Adjourn

Motion to adjourn the meeting.

Motion moved: J. Fisher

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

The meeting adjourned at 7:20pm.