

Tri-COG Land Bank
Board of Directors Meeting September 10, 2020 5:30pm
Virtual Meeting

Call to Order: 5:44pm by M. Quinn

Roll Call

Jim Fisher: Absent
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
Mandi Culhane, GRB

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve the minutes dated August 13, 2020.

Motion moved: R. Livingston

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Motion to approve Financial Report as dated.

Motion moved: R. Wratcher

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Organizational Updates

Fall 2020 Cohort

Due to COVID-19 and the extended timeline for the Spring Cohort, the deadline for the Fall Cohort has been extended to October 30, 2020.

Board Meeting Dates – 2021

A. Lewis and staff to work on tentative calendar that is similar to the pattern used in 2020.

City of Bridges Community Land Trust

TCLB and the City of Bridges Community Land Trust (COBCLT) have been working with our National Partners, Center for Community Progress and Grounded Solutions Network, to develop a Memorandum of Understanding (MOU) for the partnership between the two organizations. M. Culhane has reviewed the MOU and made a few comments, which were incorporated. The MOU was shared with the board via BoardBookIt. According to this agreement, COBCLT will pay whichever is greater for a property: TCLB's property costs plus TCLB Transaction Fee or 25% of fair market value of the property based on an appraisal. In Stage I there are three Initial Pilot Properties, and no other properties will be conveyed to the COBCLT until at least one Initial Pilot Property has been conveyed to a COBCLT homeowner.

M. Quinn asked to clearly specify in the agreement that COBCLT is financially responsible for all rehab costs.

Motion to authorize the finalization and signing of MOU with COBCLT upon the updating of language to clearly state that COBCLT is financially responsible for all rehab costs.

Motion moved: M. McKeever

Seconded: R. Wratcher

T. Hardy abstained. All in favor, none opposed. Motion carried.

Discussion about COBCLT and their bandwidth to rehab many properties at the same time. Photos of past rehabs are shown as examples of their work.

All board members invited to join the discussion with Center for Community Progress, Grounded Solutions Network, and the COBCLT Board of Directors on September 23, 2020 at 6:00PM via Zoom to talk about land banks, land trusts and what's happening across the nation. Natalie to send out calendar invite.

TCLB Sold Properties

Dome St – White Oak

Closing handled by GRB on August 12, 2020.

Quay Street – White Oak

Closing handled by title insurance closing company on August 28, 2020.

TCLB Owned Property Update

TCLB currently owns 36 properties: 31 houses and 5 vacant lots.

Quiet Title Action Update

No hearing dates currently scheduled; the next will include 10 properties, with 14 more right behind that. In 6-7 months, TCLB should have all 24 properties through the Quiet Title process.

Properties in Disposition Process

TCLB staff still working through the agreement of sale with applicant who was approved to purchase 705 Mercer at the last meeting. Applicant asked for a home inspection following the board's approval of his application and then asked for updates to be made to the property before purchasing. Staff informed the applicant that his original application and purchase price cannot be re-negotiated; no response as of

yet. Moving forward, TCLB staff to make it clear that home inspections may be done, but must be finished before an application is submitted to the board for approval.

Listed Property Update

1114 Wilkins – Braddock Hills

Currently listed. Listing price: \$10k, Rehab estimate: \$94,172

430 Morris – Edgewood

Currently listed. Listing price: \$45k, Side lot development plan pricing: \$1,669.50 plus closing costs

1121 North – Millvale

Currently waiting on an appraisal and will list as soon as it's available. Will be marketed as a vacant lot for 60 days, then listed as a side lot.

Properties in Maintenance/Rehab

106 Bettis – Dravosburg

A plumber has been contracted to replace the leaking gas line.

1 Bottomfield – Etna

Has been cleaned out and will be part of COBCLT pilot program.

27 Freeport – Etna

Has been cleaned out and will be part of COBCLT pilot program.

1134 North – Millvale

Has been cleaned out.

320 Linden – Sharpsburg

Has been cleaned out and will be part of COBCLT pilot program.

Tentative Sheriff Sale Schedule

TCLB should acquire three properties at the online Sheriff Sale in November. In December's sale, TCLB should acquire four properties.

Potential Donation Property Update

2105 Noble – Swissvale

The property owner received a lien certificate showing that none are due. Currently waiting on final tax clearances, which were applied for in March 2020. The owner signed the deed in March and needs to be recorded in order for TCLB to be named as owner.

Discussion about environmental remediation. M. Culhane confirmed that all remediation can be passed along from TCLB to the new owner as part of their application.

Motion to acquire 2105 Noble as a donation by filing the signed deed.

Motion moved: R. Livingston

Seconded: R. Wratcher

All in favor; motion carried.

Tri-COG Land Bank
Board of Directors Meeting September 10, 2020 5:30pm
Virtual Meeting

Spring 2020 Property Update

Title searches have been ordered for 17 properties and TCLB staff would like to send out 60 day acquisition or conservatorship letters when title search results are received.

Motion to send 60 day letters for acquisition or conservatorship for properties listed in the Spring 2020 Cohort.

Motion made: M. McKeever

Seconded: R. Livingston

All in favor; motion carried.

Next Board Meeting

The next meeting will be held online on October 22 at 6:30pm.

Adjourn

Motion to adjourn the meeting.

Motion moved: R. Livingston

Seconded: R. Wratcher

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:26pm.