

Tri-COG Land Bank
Board of Directors Meeting October 22, 2020 6:30pm
Virtual Meeting

Call to Order: 6:31pm by Jim Fisher

Roll Call

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

Others Present

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

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve Financial Report as dated.

Motion moved: M. McKeever

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

Motion to approve the minutes dated September 10, 2020.

Motion moved: R. Wratcher

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Organizational Updates

2021 Draft Budget

A 2021 draft budget created by A. Lewis was shared with the Board via BoardBookIt. Budget considers and incorporates funds to create a strategic plan in 2021, anticipates increases in hard costs in terms of investing in properties, increased maintenance, etc.

Discussion about the cost of conservatorship. J. Fisher recommended increasing the amount in this budget line. Board to review and revisit at next meeting for approval.

Board Meeting Dates – 2021

All 2021 board meetings are tentatively schedule for the second Thursday of every month. No objections by any board members at this time.

City of Bridges Community Land Trust

A. Lewis informed the board that the COBCLT Board authorized Ed Nusser, Executive Director, to sign the MOU with TCLB. COBCLT has submitted applications and comprehensive rehab plans for the three pilot properties. Both TCLB and COBCLT boards would like an extensive timeline.

TCLB Owned Property Update

TCLB currently owns 37 properties: 31 houses, 1 commercial building, and 5 vacant lots.

Quiet Title Action Update

Cohort 3 final hearings are scheduled for November 17, 2020, then there will be a one month appeal period.

Cohort 4 Quiet Title complaints were filed August 27, 2020 with the Department of Court Records.

Listed Property Update

705 Mercer – Turtle Creek

The previous offer that TCLB accepted, the applicant specified that his application was contingent on a property inspection. After the property inspection, the applicant wanted the gas line to be pressure tested and wanted water and sewage line safety verifications. G. Hitchins explained that tests would be \$1-2k in total and the buyer would have canceled the sale if any failed, so both parties decided to walk away. The property has returned to being actively listed for sale.

A. Lewis explained that staff has updated the process to make clear that any inspections must be done before an application is submitted, as this is not a traditional real estate transaction.

1121 North - Millvale

Two completed applications for 1121 North were presented to the Board for review.

Application #1 – Denise Rettig-Glevicky and Mark Glevicky

Redevelopment plan includes expansion of the yard, a fence, a wall, landscaping and a driveway.

Application #2 – Carl Hofffield

Redevelopment plan includes a newly constructed 3 bedroom, 2 bathroom house.

A. Lewis explains that she and N. Boydston had conversations with the Millvale Borough Manager, Eddie Figas about what Millvale would prefer, as well as board member Brittany Reno, who reached out because she was unable to attend the Board meeting. The board is provided with a summary of the conversations. Per the correspondence with Millvale Borough, their preference was for new construction that would provide additional housing in the borough and provide additional property tax revenue.

The board felt that, with the knowledge that Millvale Borough's preference was for new construction for the site, the application, work plan and budget for Carl Hofffield satisfied all requirements, were

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consistent with the TCLB policies on disposition, 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 1121 North for sale to the applicant, Carl Hofffield.

Motion moved: R. Wratcher

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

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.

Spring 2020 Property Update

60 Day Notices will be mailed October 27, 2020 and the deadline to respond will be December 26, 2020.

Next Board Meeting

The next meeting will be held online on November 12 at 6:30pm.

Adjourn

Motion to adjourn the meeting.

Motion moved: M. Quinn

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

The meeting adjourned at 7:06pm.