

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

Call to Order: 5:41pm by Jim 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: Absent

Others Present

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

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve the minutes dated November 12, 2020.

Motion moved: R. Wratcher

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Motion to approve Financial Report and List of Bills as dated.

Motion moved: M. Quinn

Seconded: R. Wratcher

All in favor, none opposed. Motion carried.

Organizational Updates

Election December 10, 2020

Terms for J. Fisher, D. Grass and T. Kurta have expired, but there are no current candidates for their seats and quorum may not be achieved at the advisory meeting. A. Lewis and M. Culhane reviewed policies, bylaws and ICA and found that the board has the power to allow members to keep their seats in situations such as this. A. Lewis recommended the board allow J. Fisher, D. Grass and T. Kurta to continue their service until December 2021, at which point an election can be held.

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Motion to allow J. Fisher, D. Grass and T. Kurta to continue their service on the TCLB Board of Directors until December 2021.

Motion moved: R. Wratcher

Motion seconded: M. McKeever

All in favor, none opposed. Motion carried.

Pennsylvania HB 1737

HB 1737, which is the house bill to give land banks the same power as redevelopment authorities with relation to brownfields, was originally passed but vetoed by the governor. A. Lewis stated that it will hopefully be back next year in its original, more simple form, and will pass at that time.

Center for Community Progress Technical Support Agreement

TCLB staff will have access to up to 50 hours of support from the Center for Community Progress in 2021 as stated in the Technical Support Agreement. This amount was built into the 2021 budget that was previously approved by the Board.

PA Land Bank Network

The Pennsylvania Housing Alliance is working to establish a network of land banks across PA and the initial meeting was earlier this week. A. Lewis participated and believes this will be a good opportunity to share information and work on policy strategies with other land banks.

Pennsylvania Governor's Center for Local Government Services

Pennsylvania Governor's Center for Local Government Services has an annual award that is open for 2021 nominations. A. Lewis expressed that TCLB should either nominate themselves or find a municipal member to do so. J. Fisher asked A. Lewis to send him information so that the Borough of Millvale can nominate TCLB.

TCLB Owned Property Update

TCLB currently owns 43 properties: 36 houses, 1 commercial building, and 6 vacant lots.

TCLB acquired three new properties at Sheriff Sale in December:

527 Sunnyside Ave: Located in East Pittsburgh

2712 5th St: Located in Monroeville

422 Brunner Dr: Located in Monroeville

Quiet Title Action Status Update

Cohort 3 properties are in one-month appeal period of Quiet Title Process.

Cohort 4 properties are in one-month appeal period of Quiet Title Process.

Instead of listing all properties at once, TCLB staff will list Cohort 3 and Cohort 4 properties in geographical groups so that it will be easier to schedule more property visits. All should be on the market by the end of January 2021.

Cohort 5 properties are next to start the Quiet Title Process. TCLB will need a new title insurance company in order to continue this process. R. Wratcher and A. Lewis to connect and discuss.

Listed Property Update

27 Freeport - Etna, 1 Bottomfield - Etna, 320 Linden - Sharpsburg

An application and redevelopment plan from the City of Bridges Community Land Trust was provided to the Board via BoardBookIt for these properties. Costs may increase incrementally before they can be transferred, but according to the MOU, COBCLT will pay the greater of: Property Costs + Land Bank Transaction Fee OR 25% of Market Value.

Motion to approve applications from City of Bridges Community Land Trust for the purchase of 1 Bottomfield - Etna, 27 Freeport - Etna, and 320 Linden - Sharpsburg.

Motion moved: M. Quinn

Motion seconded: M. McKeever

All in favor, none opposed. Motion carried.

1114 Wilkins Ave – Braddock Hills

Still listed for sale.

430 Morris St - Edgewood

Still listed for sale.

Approved Application – Property Update

1121 North - Millvale

Agreement of Sale has been executed by applicant, Carl Hofffield.

705 Mercer – Turtle Creek

Seller Disclosure has been mailed to applicant, Kenyetta Jones. Through this process, TCLB staff has been made aware that Turtle Creek has an ordinance on top of their regular zoning ordinance that defines a family by blood, marriage, or adoption. TCLB has notified Jones of this ordinance and encouraged him to reach out to the borough for a special exception. TCLB staff will follow up on this process and update the board as needed.

Tentative Sheriff Sale Schedule

TCLB should acquire one property at the online Sheriff Sale in January and two properties in February. There are nine other properties that are TBD.

Spring 2020 Property Update

60 Day Notices were mailed out for 15 properties on October 27, 2020 and the deadline to respond is December 26, 2020.

60 Day Conservatorship Notice was mailed out for 147 Washington St in Edgewood on November 30, 2020. The deadline to respond is January 29, 2021.

Properties Evaluating for Acquisition

TCLB Staff is in the process of evaluating the Fall 2020 Cohort.

TCLB Staff is also evaluating the following properties:

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716 Ridge Street, McKeesport – Potential Donation/Potential Partnership

711 Union Avenue, McKeesport – Potential Donation/Potential Partnership

Due to a large staff change at Rebuilding Together Pittsburgh, TCLB staff has decided to hold on acquiring these properties until they are sure the organization is still interested in partnering to rehab them.

581 6th St, Pitcairn – Potential Transfer from RAAC

Natalie and Gary evaluated the property and see no reason not to acquire.

Misc.

Elevate 412, the marketing collaborative TCLB is part of, won an award for the design of our 2019 Annual Report.

Allegheny County has not yet paid their 2020 dues. A. Lewis to follow up before 2021 dues are requested.

Adjourn

Motion to adjourn the meeting.

Motion moved: R. Wratcher

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:19pm.