

Tri-COG Land Bank  
Board of Directors Meeting June 10, 2021 5:30pm  
Virtual Meeting

**Call to Order:** 6:35pm by J. 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: Absent  
Richard Livingston: Absent

**Others Present**

An Lewis  
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 May 13, 2021.

Motion moved: M. McKeever

Seconded: D. Grass

All in favor, none opposed. Motion carried.

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

Motion moved: M. Quinn

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

**Organizational Updates**

**DCED Blight Grant**

TCLB was awarded \$190,000 of their \$300,000 DCED blight grant request. In order to make up for the lower amount, TCLB staff revisited the budget and eliminated *105 Lynnwood – Chalfant* from the project. *283 Park Ave – Braddock Hills, 650 Mortimer Ave – Wilkins, 1172 Grandview Ave – North Braddock, Buena Vista St – Swissvale, 2322 Buena Vista St – Swissvale, and 2342 Buena Vista – Swissvale* are the properties that remain. A. Lewis confirmed that all projects will need to be bid out.

**Rebuilding Together Pittsburgh**

Rebuilding Together Pittsburgh will be submitting a Federal Home Loan Bank Application for 527

Sunnyside Ave – East Pittsburgh and 131 5t St – Rankin. If funded, RTP will renovate both properties and sell as affordable housing units to low-income owner occupants.

#### Senator Casey Appropriations – Blight Mitigation and Safe Communities

A. Lewis and Amanda Settlemaier had a meeting with staff from Senator Casey's office and were urged to submit an application for appropriations. Steel Rivers COG is the lead applicant on behalf of Local Government Academy, Tri-COG Land Bank, and Turtle Creek Valley Council of Governments. The application is for about \$1 million that includes education, training, community engagement and the acquisition of 30 properties.

#### Discussion with Settlement Engine

TCLB staff had a meeting with a new settlement and closing company, Settlement Engine. The next round of closings will be done with this company, as the relationship with Attorneys Abstract Company, Inc. is coming to an end.

#### Property Pipeline

TCLB has handled 87 total properties at this time. There are 31 properties in the acquisition process (25 houses, 6 vacant lots), 51 owned properties (41 houses, 1 commercial, 9 vacant lots), 14 property applications approved (14 houses), and 5 properties sold (2 houses, 1 vacant lot, 2 side lots).

#### **TCLB Sold Properties**

590 4<sup>th</sup> Street sold on June 10, 2021. The buyers plan to renovate this property and will live in the property as owner occupants.

The board discussed news coverage and article ideas.

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

TCLB currently owns 51 properties: 41 houses, 1 commercial building, and 9 vacant lots.

#### Listed Property Update

##### *2214 Hemlock – White Oak*

Newly listed; under owner occupant restriction for 60 days.

##### *1808 Ohio Ave – White Oak*

Newly listed; under owner occupant restriction for 60 days.

##### *842 Delaware – Braddock Hills*

Will be listed as soon as appraisal is received.

##### *137 New Jersey – Clairton*

Will be listed as soon as appraisal is received.

#### Disposition Process Update

Nine properties in Cohort 5 are now in Quiet Title process.

Three properties in Cohort 6 are next to start Quiet Title process.

Six properties in Cohort 7 will start the Quiet Title process following Cohort 6.

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Approved Application – Property Update

*705 Mercer St – Turtle Creek*

Agreement of Sale and Addendum Executed.

*1 Bottomfield St – Etna, 27 Freeport St – Etna, 320 Linden Ave – Sharpsburg*

Agreement of Sale executed by City of Bridges Community Land Trust. Working with GRB to schedule a closing date.

*224 Highland Ave – Chalfant*

Agreement of Sale executed. Closing to be scheduled following lateral line replacement/fix.

*412 Alpine Village Dr – Monroeville*

Agreement of Sale executed. Closing to be scheduled following lateral line replacement/fix.

*1114 Wilkins Ave – Braddock Hills*

Agreement of Sale executed.

*2037 McKinney Rd – Monroeville*

Agreement of Sale executed.

*326 N 3<sup>rd</sup> St – Clairton*

Agreement of Sale executed.

*533 Constitution Circle – Clairton*

Agreement of Sale executed.

*106 Bettis Rd – Dravosburg*

Agreement of Sale executed.

*418 Avenue D – Forest Hills*

Agreement of Sale executed.

*419 Avenue D – Forest Hills*

Application accepted.

*133 8<sup>th</sup> St – Turtle Creek*

Agreement of Sale executed.

**Tentative Sheriff Sale Schedule**

A. Lewis explained that Sheriff Sales may be postponed due to Homeowner Assistance Fund established by the American Rescue Plan Act of 2021. Barring any changes to the Sheriff Sale schedule, TCLB should acquire two properties in August. There are 9 other properties that are TBD. One property that TCLB was previously interested in had entered into a payment plan but it is no longer current, so a new legal action will be pursued against the property. A second property that TCLB has been watching is now being pursued through eminent domain.

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**Properties in Process**

*311 Glosser St & Glosser St – East Pittsburgh*

Donation of these properties is currently in progress.

*581 6<sup>th</sup> St – Pitcairn – Potential Transfer from RAAC*

TCLB staff is currently working on the transfer with RAAC. Waiting for RAAC internal signatures on the deed.

*147 Washington St – Edgewood*

Petition for the Appointment of a Conservator filed; waiting for hearing to be scheduled.

*104 Elmwood St – Monroeville, 1601 Summit Dr – White Oak*

60 Day Acquisition Deadline expires June 11, 2021.

*211 Wilkins Ave – Chalfant, 514 Walnut Ave – Clairton, 426 Baker Ave – Clairton, 528 Thompson Ave – Clairton, 145 Pennsylvania Ave – Clairton, 409 Fieldstone Dr – Monroeville, 2455 Saunders Station Rd – Monroeville, 422 James St – Turtle Creek, 125 9<sup>th</sup> St – Turtle Creek, 713 Negley Ave – Wilkins, 142 Dorothy St – Wilkins, 129 Congress St – White Oak*

60 Day Acquisition Letters mailed – deadline to respond July 17, 2021.

The board discussed the possibility of meeting online vs in person and if teleconferencing would be beneficial. A. Lewis to reach out to state legislators to find out if teleconferencing for quorum may be an option in the future.

D. Grass recommended that TCLB staff look into Impact Property Partners, as they've been working with Dormont to rehab and sell properties in short periods of time.

**Adjourn**

**Motion** to adjourn the meeting.

Motion moved: M. Quinn

Seconded: D. Grass

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:14pm.