

Tri-COG Land Bank
Board of Directors Meeting July 8, 2021 6:30pm
Virtual Meeting

Call to Order: 6:30pm by J. Fisher

Roll Call

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

Others Present

Gary Hitchins
Kayla Geahry
Natalie Boydston
Emily Woodard
Joel Garceau
Mandi Culhane, GRB

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve the minutes dated June 10, 2021.

Motion moved: M. McKeever

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

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

Motion moved: R. Livingston

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Organizational Updates

Program Coordinator

N. Boydston introduced the new Program Coordinator, Joel Garceau to the board. His first day was June 28, 2021.

Community Engagement Project Proposal

The board was given a proposal of services from Catalyst for a Change for community engagement and vacant land strategy. Discussion ensued and the board decided to table the topic until the next meeting in order to review the procurement policy.

ASWP Certified Backyard Habitat Pilot Project

ASWP has been selected to receive grant funding through PA DEP to connect residents with resources to make their yard better for pollination and native habitats through ASWP's Certified Backyard Habitat Program. Within the TCLB footprint, McKeesport and Clairton were chosen to be involved and A. Lewis has reached out to gauge interest.

Rebuilding Together Pittsburgh MOU

TCLB would like to enter into a Memorandum of Understanding with Rebuilding Together Pittsburgh. A draft of this MOU was provided to the board via Govenda.

Motion to authorize A. Lewis to enter into MOU with Rebuilding Together Pittsburgh following legal review and approval.

Motion moved: J. Fisher

Seconded: M. Quinn

All in favor. Motion carried.

Property Pipeline

TCLB has handled 87 total properties at this time. There are 31 properties in the acquisition process (25 houses, 6 vacant lots), 49 owned properties (39 houses, 1 commercial, 9 vacant lots), 12 property applications approved (13 houses), and 7 properties sold (4 houses, 1 vacant lot, 2 side lots).

TCLB Sold Properties

1114 Wilkins – Braddock Hills sold on June 29, 2021. The buyers plan to renovate this property and will re-sell.

705 Mercer – Turtle Creek sold on July 1, 2021. The buyers plan to renovate this property and will re-sell.

TCLB Owned Property Update

TCLB currently owns 49 properties: 39 houses, 1 commercial building, and 9 vacant lots.

Property Application Review

527 Sunnyside – East Pittsburgh & 131 5th Ave – Rankin

Application received from Rebuilding Together Pittsburgh. Pricing is set forth in the MOU and the redevelopment plan is to rehabilitate the properties and re-sell to an income-qualified homeowner. Estimated cost of improvements are \$125k and \$175k respectively. RTP requires an approved application so they can apply for a FHLB Loan.

Motion to authorize A. Lewis and staff to offer 527 Sunnyside and 131 5th Avenue for sale to the applicant, Rebuilding Together Pittsburgh.

Motion moved: M. Quinn

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Listed Property Update

842 Delaware – Braddock Hills

Newly listed.

Tri-COG Land Bank
Board of Directors Meeting July 8, 2021 6:30pm
Virtual Meeting

137 New Jersey – Clairton

Newly listed; under owner occupant restriction for 60 days.

430 Morris – Edgewood

Still listed for sale.

601 Boden – Turtle Creek

Still listed for sale.

124 Patterson – Wilkins

Still listed for sale.

2214 Hemlock – White Oak

Still listed for sale and under owner occupant restriction.

1808 Ohio Ave – White Oak

Still listed for sale and under owner occupant restriction.

Disposition Process Update

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

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

The board discussed lead in water lines and being proactive about lead as an organization in the future.

Approved Application – Property Update

2037 McKinney Rd – Monroeville

Closing scheduled for July 12, 2021.

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

Closing scheduled for July 12, 2021.

106 Bettis Rd – Dravosburg

Closing scheduled for July 15, 2021.

133 8th St – Turtle Creek

Closing scheduled for July 15, 2021.

326 N 3rd St – Clairton

Closing scheduled for July 19, 2021.

418 Avenue D – Forest Hills

Closing scheduled for July 21, 2021.

224 Highland Ave – Chalfant

Closing scheduled for August 10, 2021.

412 Alpine Village Dr – Monroeville

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

Tri-COG Land Bank
Board of Directors Meeting July 8, 2021 6:30pm
Virtual Meeting

533 Constitution Circle – Clairton
Agreement of Sale executed.

419 Avenue D – Forest Hills
Application accepted.

Tentative Sheriff Sale Schedule

There are two properties that TCLB plans to acquire at the August Sheriff Sale.

There are twelve other properties TBD; working their way through the Sheriff Sale process.

Properties in Process

311 Glosser St & Glosser St – East Pittsburgh
Donation of these properties is currently in progress.

581 6th 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.

*211 Wilkins Ave – Chalfant, 409 Fieldstone Dr – Monroeville, 2455 Saunders Station Rd – Monroeville,
422 James St – Turtle Creek, 125 9th 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.

514 Walnut Ave – Clairton, 426 Baker Ave – Clairton, 528 Thompson Ave – Clairton, 145 Pennsylvania Ave – Clairton
Objection to acquisition by Clairton City School District received. Members of the school board and municipality plan to meet and discuss which properties they'd like TCLB to acquire.

N. Boydston explained that G. Hitchins is currently doing exterior assessments for the Spring 2021 cohort.

Adjourn

Motion to adjourn the meeting.

Motion moved: R. Livingston

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

The meeting adjourned at 7:00pm.