

Tri-COG Land Bank
Board of Directors Meeting November 18, 2021 6:30pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 6:38pm by M. McKeever

Roll Call

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

Others Present

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

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve the Minutes dated October 14, 2021.

Motion moved: R. Livingston

Seconded: R. Wratcher

All in favor, none opposed. Motion carried.

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

Motion moved: T. Kurta

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Organizational Updates

2022 Budget

Motion to approve the 2022 TCLB Budget as proposed.

Motion moved: R. Wratcher

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

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New Members

Motion to approve Resolution 6-2021 to accept Port Vue Borough as a member of the Tri-COG Land Bank starting January 1, 2022.

Motion moved: D. Grass

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

Property Pipeline

TCLB has handled 114 total properties at this time. There are 48 properties in the acquisition process (32 houses, 16 vacant lots), 47 owned properties (36 houses, 1 commercial, 10 vacant lots), 4 property applications approved (4 houses), and 19 properties sold (16 houses, 1 vacant lot, 2 side lots).

TCLB Sold Properties

533 Constitution Circle – Clairton: The buyer shared renovation update photos.

326 N 3rd St – Clairton: Renovations are complete and the enforcement mortgage has been satisfied.

TCLB Owned Property Update

TCLB currently owns 47 properties: 36 houses, 1 commercial building, and 10 vacant lots.

211 Wilkins Ave – Chalfant was acquired at November Sheriff Sale.

1700 and 1702 Wesley St – McKeesport were acquired at November Sheriff Sale.

409 Fieldstone Dr – Monroeville was acquired at November Sheriff Sale.

611 Mercer St – Turtle Creek and *611 Snowball Rd – Monroeville* have been cleaned out.

Listed Property Update

842 Delaware – Braddock Hills

Still listed for sale.

137 New Jersey – Clairton

Still listed for sale; owner occupant restriction lifted.

430 Morris – Edgewood

Still listed for sale.

124 Patterson – Wilkins

Still listed for sale.

1808 Ohio Ave – White Oak

Still listed for sale; owner occupant restriction lifted.

323 24th St – McKeesport

Listed for sale on October 14; under owner occupant restriction until December 13.

1462 Madden – Monroeville

Listed for sale on October 21; under owner occupant restriction until December 20.

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2712 5th St – Monroeville

Listed for sale on October 21; under owner occupant restriction until December 20.

422 Brunner Dr – Monroeville

Listed for sale on October 21; under owner occupant restriction until December 20.

736 7th St – Pitcairn

Listed for sale on October 14; under owner occupant restriction until December 13.

109 2nd St – South Versailles

Listed for sale on October 15.

2105 Noble – Swissvale

Listed for sale on October 21.

105 Lynnwood Ave, 109 Lynnwood Ave, and Lynnwood Ave – Chalfant, 306 Sherman and 306 Sherman (vacant lot) – Dravosburg, 611 Mercer St – Turtle Creek

Awaiting appraisals; scheduled to be listed in late 2021/early 2022.

Property Application Review

137 New Jersey Ave – Clairton

Application #1 – Chiprich Properties, LLC (Gregory Chiprich)

Redevelopment plan to rehabilitate and re-sell.

The work plan and application summary from Chiprich Properties, LLC were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Chiprich Properties, LLC satisfied all requirements, were 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 137 New Jersey Ave for sale to the applicant, Chiprich Properties, LLC (Gregory Chiprich), contingent on the sale and closing of 326 N 3rd or the demonstration of available funds.

Motion moved: R. Wratcher

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

430 Morris St – Edgewood

Application #1 – Joshua and Shekiaya Nyarko

Redevelopment plan to build new construction and occupy as owner occupants.

The work plan and application summary from Joshua and Shekiaya Nyarko were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Joshua and Shekiaya Nyarko satisfied all requirements, were 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 430 Morris St for sale to the applicant, Joshua and Shekiaya Nyarko, contingent on zoning and building plan approval by Edgewood Borough.

Motion moved: D. Grass

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

109 2nd St – South Versailles

Application #1 – Lawrence Robertson

Redevelopment plan to demolish the property.

The work plan and application summary from Lawrence Robertson were available to the Board for review via Govenda.

Application #2 – Joseph Kulasa and Audry Torre

Redevelopment plan to demolish the property.

The work plan and application summary from Joseph Kulasa and Audry Torre were available to the Board for review via Govenda.

The board discussed the difference in each application, price and work plan.

The board felt that the application, work plan and budget from Lawrence Robertson satisfied all requirements, were consistent with the TCLB policies on disposition, and the proof of financing to support the purchase and demolition of the property was sufficient.

Motion to authorize A. Lewis and staff to offer 109 2nd St for sale to the applicant, Lawrence Robertson.

Motion moved: M. McKeever

Seconded: R. Wratcher

All in favor, none opposed. Motion carried.

Disposition Process Update

Eight properties in Cohort 6 are now in Quiet Title process.

Four properties in Cohort 7 are next to start Quiet Title process.

Just received deeds for three properties in Cohort 8.

Approved Application – Property Update

527 Sunnyside – East Pittsburgh

Rebuilding Together Pittsburgh has submitted the Federal Home Loan Bank Application.

131 5th Ave – Rankin

Rebuilding Together Pittsburgh has submitted the Federal Home Loan Bank Application.

601 Boden St – Turtle Creek

Closing tentatively scheduled for January 25, 2022.

2214 Hemlock Dr – White Oak

Closing to be scheduled.

Tentative Sheriff Sale Schedule

TCLB plans to acquire one property at the December Sheriff Sale and four properties at the January Sheriff Sale.

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

Properties in Process

147 Washington St – Edgewood

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

1223 Circle Dr (0234R00030000000) – Braddock Hills, 113 Center St (0375P00043000000) – East Pittsburgh, 70 Cherry St (0167K00098000000) – Etna, 35 Washington St (0167N00025000000) – Etna, Ganster St (0222P00107000000) – Etna, 18 Ganster St (0222P00110000000) – Etna, 20 Ganster St (0222P00111000000) – Etna, 22 Ganster St (0222P00112000000) – Etna, Ganster St (0222P00113000000) – Etna, Ganster St (0222P00115000000) – Etna, Ganster St (0222P00064000000) – Etna, Ganster St (0222P00063000000) – Etna, 17 Ganster St (0222P00062000000) – Etna, 19 Ganster St (0222P00061000000) – Etna, 410 Stanton Ave (0079G00154000000) – Millvale, 12 Joseph St (0118K00012000000) – Millvale, 1042 North Ave (0118C00251000000) – Millvale, 2645 Woodlawn Dr (0545D00131000000) – Monroeville, 2647 Woodlawn Dr (0545D00130000000) – Monroeville, 243 Hawkins Ave (0236H00174000000) – North Braddock, 700 11th St (0746L00149000000) – Pitcairn, 624 5th St (0746P00024000000) – Pitcairn, 154 5th St (0236B00157000000) – Rankin, 2321 Buena Vista (0235E00252000000) – Swissvale, Buena Vista St (0235E00250000000) – Swissvale, 242 Seneca St (0455J00035000000) – Turtle Creek

Letter of Acquisition 60 Day Notice mailed – deadline to object is December 14, 2021.

Motion for TCLB staff to pursue the acquisition of 315 Glosser St – East Pittsburgh, contingent on title search results, and mail out 60-Day Acquisition Notices.

Motion moved: R. Livingston

Seconded: D. Grass

All in favor, none opposed. Motion carried.

Winter Celebration

The December board meeting will begin at 5:30pm with the Winter Celebration, Board Elections and Advisory Committee Meeting to follow at 7:00pm.

Board Member Resignation

A. Lewis explained that Brittany Reno submitted a letter of resignation on November 18, 2021 based on continued schedule conflicts that will not allow attendance at meetings in the future. In order to pursue applicants for that position and elect them at the December meeting, A. Lewis would like to add this to the agenda as a de minimis matter.

Motion to add the resignation of a board member to the agenda, based on a timely need to act.

Motion moved: R. Wrtcher

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

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Motion to accept the resignation of Brittany Reno from the Tri-COG Land Bank Board of Directors.

Motion moved: D. Grass

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

A. Lewis explained that there are no current candidates for a few terms that are expiring in December. After reviewing policies with M. Culhane, it is clear that if no applicants are available, sitting members can stay until those seats are filled.

Adjourn

Motion to adjourn the meeting.

Motion moved: R. Livingston

Seconded: R. Wratcher

All in favor, none opposed. Motion carried.

The meeting adjourned at 7:32pm.