

Tri-COG Land Bank
Board of Directors Meeting December 9, 2021 5:30pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 5:37pm by Jim Fisher

Roll Call

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

Others Present

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

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve the Minutes dated November 18, 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: M. Quinn

Seconded: M. McKeever

All in favor, none opposed. Motion carried.

Organizational Updates

Governance Policy Update

Motion to update the TCLB Governance Policy as indicated in the TCLB Board Packet.

Motion moved: J. Fisher

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

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Temporary Easement on 712 Pittsburgh McKeesport Blvd

Motion to approve Resolution 7-2021 to accept the condemnation, through the use of eminent domain, by the Pennsylvania Turnpike for a temporary easement over certain property owned by the Tri-COG Land Bank.

Motion moved: R. Livingston

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

January Meeting Date

Thursday, January 13, 2022 at 6:30pm.

TCLB Sold Properties

2214 Hemlock Drive – White Oak: Closed on December 7, 2021.

1121 North – Millvale: New construction is complete and was listed for sale on Zillow December 9, 2021.

Property Pipeline

TCLB has handled 109 total properties at this time. There are 28 properties in the acquisition process (26 houses, 16 vacant lots), 47 owned properties (36 houses, 1 commercial, 10 vacant lots), 7 property applications approved (6 houses, 1 vacant lot), and 20 properties sold (17 houses, 1 vacant lot, 2 side lots).

TCLB Owned Property Update

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

145 Pennsylvania Avenue – Clairton was acquired at December Sheriff Sale.

Listed Property Update

842 Delaware – Braddock Hills

Still listed for sale.

323 24th St – McKeesport

Still listed for sale; under owner occupant restriction until December 13.

1462 Madden – Monroeville

Still listed for sale; under owner occupant restriction until December 20.

2712 5th St – Monroeville

Still listed for sale; under owner occupant restriction until December 20.

422 Brunner Dr – Monroeville

Still listed for sale; under owner occupant restriction until December 20.

736 7th St – Pitcairn

Still listed for sale; under owner occupant restriction until December 13.

2105 Noble – Swissvale

Still listed for sale.

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124 Patterson – Wilkins

Still listed for sale.

1808 Ohio Ave – White Oak

Still listed for sale; owner occupant restriction lifted.

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.

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.

There are four properties in Cohort 8 that will begin Quiet Title process following Cohort 7.

Approved Application – Property Update

137 New Jersey – Clairton

Sale approved contingent on receiving additional documentation for financing after sale of 326 N 3rd St.

527 Sunnyside – East Pittsburgh

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

430 Morris – Edgewood

New construction to be occupied by owner occupants.

131 5th Ave – Rankin

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

109 2nd St – South Versailles

Structure to be demolished.

601 Boden St – Turtle Creek

Closing tentatively scheduled for January 25, 2022.

Tentative Sheriff Sale Schedule

TCLB plans to acquire 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

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(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.

315 Glosser St – East Pittsburgh

Letter of Acquisition 60 Day Notice mailed – deadline to object is January 22, 2022.

Adjourn

Motion to adjourn the meeting.

Motion moved: J. Fisher

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:00pm.