

Tri-COG Land Bank
Board of Directors Meeting April 14, 2022 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 6:00pm by D. Pasternak

Roll Call

Jim Fisher: Absent
Deborah Grass: Absent
Tony Kurta: Present
Richard Livingston: Absent
David Pasternak: Present
Amanda Settelmaier: Absent
Elaina Skiba: Present
Louis Weyand: Present
Robert Wratcher: Present

Others Present

An Lewis
Gary Hitchins
Natalie Boydston
Kayla Geahry
Joel Garceau
Jake Leyland, GRB Law
Anthony Colecchi, Glassport

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve the Minutes dated March 10, 2022.

Motion moved: E. Skiba

Seconded: R. Wratcher

All in favor, none opposed. Motion carried.

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

Motion moved: L. Weyand

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

2021 Audit

Motion to approve the 2021 Audit.

Motion moved: R. Wratcher

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

Organizational Updates

36 Chartiers Demolition

A. Lewis would like to apply for Act 152 demolition funds from Allegheny County for *36 Chartiers Ave - Rankin*, which is next to *34 Chartiers Ave – Rankin*, an already owned TCLB property.

Motion to approve Concurring Resolution #1/2022 authorizing the filing of an application for Act 152 funds in the amount of \$30,500 for the demolition of 36 Chartiers Ave in Rankin Borough.

Motion moved: R. Wratcher

Seconded: E. Skiba

L. Weyand abstained. All in favor, none opposed. Motion carried.

Property List Price Discussion

A. Lewis and staff would like to establish a policy to have a standard practice of lowering prices. J. Garceau explains the broad strategy for reducing prices that he worked on with N. Boydston.

Motion to give TCLB staff discretion to lower prices as necessary based on internal policy.

Motion moved: R. Wratcher

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

Pilot Project Discussion to Encourage Owner Occupants

TCLB staff has been continuing to work on a process to increase owner occupancy through agreements with developers, other mortgage options, etc. A. Lewis explained that she and staff had a meeting with the regional HUD office about FHA loan products that potential TCLB buyers could use in the future. Staff discussed that there may need to be accommodations made to TCLB's current application/sale process due to different types of loan products. Any accommodations that need to be made in the future will be discussed with the Board on a case by case basis.

A. Lewis and staff to continue the research and development to encourage owner occupancy.

Architectural Digest

J. Garceau was contacted by a producer at Conde Nast to film a 5.5 million subscriber YouTube show, "Hidden Gems", at *105 Lynwood – Chalfant*. Filming took place March 30 and should be published at the end of April or early May with a mention of TCLB in the description.

ALOM

TCLB sponsored a booth at ALOM and A. Lewis explained it was a valuable experience and will plan to continue to attend in the future.

Property Pipeline

TCLB has handled 112 total properties at this time. There are 34 properties in the acquisition process (19 houses, 15 vacant lots), 52 owned properties (38 houses, 1 commercial, 13 vacant lots), 3 property applications approved (2 houses, 1 vacant lot), and 26 properties sold (23 houses, 1 vacant lot, 2 side lots).

TCLB Sold Properties

1462 Madden Dr – Monroeville

Sold March 17, 2022.

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In 2021, TCLB issued 14 enforcement mortgages total. Four enforcement mortgages to date have been satisfied.

So far in 2022, TCLB has issued four enforcement mortgages.

TCLB Owned Property Update

TCLB currently owns 52 properties: 38 houses, 1 commercial building, and 13 vacant lots.

Newly Acquired Properties

410 Stanton Ave – Millvale was donated to TCLB in March.

12 Joseph St – Millvale was acquired at April Sheriff Sale.

1042 North Ave – Millvale was acquired at April Sheriff Sale.

35 Washington St – Etna was acquired at April Sheriff Sale.

113 Center St – East Pittsburgh was acquired at April Sheriff Sale.

Listed Property Update

712 Pittsburgh-McKeesport Blvd – Dravosburg

Listed for sale; under owner occupant/developer commit to selling to owner occupant restriction until June 12, 2022.

302 Marshall Dr – McKeesport

Listed for sale; under owner occupant/developer commit to selling to owner occupant restriction until June 12, 2022.

611 Snowball Rd – Monroeville

Listed for sale; under owner occupant/developer commit to selling to owner occupant restriction until June 12, 2022.

842 Delaware – Braddock Hills

Still listed for sale.

105 Lynnwood Ave + vacant lots – Chalfant

Still listed for sale.

306 Sherman Ave + vacant lot – Dravosburg

Still listed for sale.

323 24th St – McKeesport

Still listed for sale.

2712 5th St – Monroeville

Re-listed for sale.

736 7th St – Pitcairn

Still listed for sale.

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2105 Noble – Swissvale

Still listed for sale.

611 Mercer St – Turtle Creek

Still listed for sale.

1808 Ohio Ave – White Oak

Still listed for sale.

124 Patterson – Wilkins

Still listed for sale.

Disposition Process Update

Five properties in Cohort 7 are now in Quiet Title process.

Seven properties in Cohort 8 are starting the Quiet Title process.

TCLB is waiting to receive deeds for six properties in Cohort 9.

Executive Session – Property/Application Information Session

The Board of Directors and Staff entered Executive Session at 6:50pm. Executive Session ended at 7:12pm.

Property Application Deliberation

611 Snowball Rd – Monroeville

Application #1 – Timberdale Imperial LP (Fred Iriti)

Redevelopment plan to rehabilitate and commit to resell to owner occupant.

The work plan and application summary from Timberdale Imperial LP (Fred Iriti) were available to the Board for review via Govenda.

Application #2 – Victor Elliott Hankinson

Redevelopment plan to rehabilitate and occupy as owner occupant.

The work plan and application summary from Victor Elliott Hankinson were available to the Board for review via Govenda.

The board felt that the applications, work plans and budgets from both Timberdale Imperial LP (Fred Iriti) and Victor Elliott Hankinson 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.

The board discussed the differences in offer prices and the priority of selling to a direct owner occupant.

Motion to authorize A. Lewis and staff to offer 611 Snowball Rd for sale to the applicant, Timberdale Imperial LP (Fred Iriti).

Motion moved: R. Wratcher

No second. Motion failed.

Motion to authorize A. Lewis and staff to offer 611 Snowball Rd for sale to the applicant, Victor Elliott Hankinson.

Motion moved: T. Kurta

Seconded: E. Skiba

Roll call vote: T. Kurta – Yes, D. Pasternak – No, E. Skiba – Yes, L. Weyand – Yes, R. Wratcher – No

Motion carried.

2712 5th St – Monroeville

Application #1 – Wael Mohamed

Redevelopment plan to rehabilitate and resell.

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

The board felt that the application, work plan and budget from Wael Mohamed 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 extend a counter offer for 2712 5th St to the applicant, Wael Mohamed.

Motion moved: R. Wratcher

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

1808 Ohio St – White Oak

Application #1 – Robert Belcher and Isaiah Burson

Redevelopment plan to rehabilitate and occupy as owner occupant.

The work plan and application summary from Robert Belcher and Isaiah Burson were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Robert Belcher and Isaiah Burson 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 1808 Ohio St for sale to the applicants, Robert Belcher and Isaiah Burson.

Motion moved: R. Wratcher

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

124 Patterson St – Wilkins

Application #1 – Quam Onigbanjo

Redevelopment plan to rehabilitate and occupy as primary resident and rental.

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

The board felt that the application, work plan and budget from Quam Onigbanjo 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 124 Patterson St for sale to the applicant, Quam Onigbanjo.

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Approved Application – Property Update

430 Morris – Edgewood

Agreement of Sale executed; closing contingent upon receiving appropriate permits.

TCLB received a letter from the buyers of this property requesting an extension of the agreement of sale for 7 months to provide them with time to work with their designer and acquire the necessary permits and documents. J. Garceau confirmed that the deposit covers any holding costs for the summer.

1134 North – Millvale

Closing scheduled for April 20, 2022.

422 Brunner Dr – Monroeville

Closing scheduled for April 20, 2022.

Tentative Sheriff Sale Schedule

TCLB is set to acquire two properties at the June Sheriff Sale.

There are 29 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.

2114 Duquesne Ave – McKeesport

Donation agreement in process.

20 Ganster St – Etna, 19 Ganster St – Etna

Waiting to start Sheriff Sale/acquisition – reviewing new grant opportunity.

Motion for TCLB staff to pursue the acquisition of 360 Halcomb Ave – Clairton (878-J-139), 360 Halcomb Ave (878-J-136) – Clairton, 360 Halcomb Ave (879-M-312) – Clairton, 306 Locust Ave – Clairton (764-C-61), 507 Halcomb Ave – Clairton (879-M-256), 211 Pennsylvania Ave – Clairton (657-K-65), 34 Park Ave – Dravosburg (309-L-104), 607 Lincoln Hwy – East McKeesport (547-L-19), 1116 Morrelle Ave – East McKeesport (547-A-346), 1003 Broadway St – East McKeesport (547-B-172), 846 Florence Ave, East McKeesport (547-C-244), Florence Ave – East McKeesport (547-C-241), 1232 Broadway Ave – East McKeesport (547-E-235), 958 5th Ave – East McKeesport (547-B-289), 319 N Monongahela Ave – Glassport (384-L-95), 435 Iowa Ave – Glassport (467-R-327), 310 N Monongahela Ave – Glassport (384-

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R-234), 222 N Monongahela Ave – Glassport (384-R-214), 626 Ohio Ave – Glassport (558-B-27), 316 5th St – Glassport (467-R-128), Interlaken Dr – Monroeville (1108-H-218), Evergreen Dr – Monroeville (742-R-80), 1425 Washington Blvd – McKeesport (383-N-7), 1124 Burbank Rd – McKeesport (383-P-90), 1215 Barkely Rd – McKeesport (383-P-135), Pike St – McKeesport (383-P-13) , Airbrake Ave (456-H-23) – Turtle Creek, Airbrake Ave (456-H-25) – Turtle Creek, contingent on title search results, and mail out 60-Day Acquisition Notices.

Motion moved: R. Wratcher

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Adjourn

Motion to adjourn the meeting.

Motion moved: E. Skiba

Seconded: R. Wratcher

All in favor, none opposed. Motion carried.

The meeting adjourned at 7:35pm.