

Tri-COG Land Bank
Board of Directors Meeting May 12, 2022 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 5:58pm by J. Fisher

Roll Call

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

Others Present

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

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve the Minutes dated April 14, 2022.

Motion moved: R. Livingston

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

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

Motion moved: R. Wratcher

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

Organizational Updates

Community Engagement Consultant

A. Lewis explains that she's met with Karen Brean of Brean Associates in reference to the community engagement project that was funded by The Pittsburgh Foundation. She would like to engage Karen Brean for an amount not to exceed \$20,000 to help create survey instruments and design/structure community-based events.

Motion to authorize A. Lewis and staff to engage Karen Brean of Brean Associates as a Community Engagement Consultant for an amount not to exceed \$20,000.

Motion moved: A. Settelmaier

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

North Braddock Solar Project Discussion

A. Lewis explains that TCLB submitted an appropriation request from Senator Casey's office to hire a consultant to help structure the North Braddock Solar Project, which would help utilize vacant land in different ways. The budget estimate is \$40-50k and A. Lewis would like to continue to work with foundation communities to raise match funding.

Motion to authorize A. Lewis and staff to continue to work with foundation communities to raise funding for the North Braddock Solar Project.

Motion moved: R. Livingston

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

D. Pasternak inquired if this project could be deployed in places like McKeesport. A. Lewis confirmed this would be a pilot project and the plan, should it succeed, would be to deploy in other communities.

Property Pipeline

TCLB has handled 140 total properties at this time. There are 34 properties in the acquisition process (39 houses, 23 vacant lots), 50 owned properties (36 houses, 1 commercial, 13 vacant lots), 4 property applications approved (3 houses, 1 vacant lot), and 28 properties sold (25 houses, 1 vacant lot, 2 side lots).

TCLB Sold Properties

1134 North Ave - Millvale

Sold April 20, 2022.

422 Brunner Dr – Monroeville

Sold April 20, 2022.

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

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

TCLB Owned Property Update

TCLB currently owns 50 properties: 36 houses, 1 commercial building, and 13 vacant lots.

Clean Outs

199 Oxford Dr – McKeesport was recently cleaned out.

252 Azalea Dr – Monroeville was recently cleaned out.

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211 Wilkins Ave – Chalfant was recently cleaned out.

Listed Property Update

842 Delaware – Braddock Hills

Still listed for sale.

105 Lynnwood Ave + vacant lots – Chalfant

Still listed for sale.

712 Pittsburgh-McKeesport Blvd – Dravosburg

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

306 Sherman Ave + vacant lot – Dravosburg

Still listed for sale.

323 24th St – McKeesport

Still listed for sale.

302 Marshall Dr – McKeesport

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

736 7th St – Pitcairn

Still listed for sale.

2105 Noble – Swissvale

Still listed for sale.

611 Mercer St – Turtle Creek

Still listed for sale.

124 Patterson – Wilkins

Re-listed for sale.

Executive Session – Property/Application Information Session

The Board of Directors and Staff entered Executive Session at 6:12pm. Executive Session ended at 6:34pm.

Property Application Deliberation

302 Marshall Dr – McKeesport

Application #1 – Jenise Monk

Redevelopment plan to rehabilitate and occupy as owner occupant.

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

The board felt that the application, work plan and budget from Jenise Monk 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 for 302 Marshall Dr for sale to the applicant, Jenise Monk.

Motion moved: R. Livingston

Seconded: R. Wratcher

All in favor, none opposed. Motion carried.

736 7th St – Pitcairn

Application #1 – Bart Whitehead

Redevelopment plan to rehabilitate and let niece occupy as primary resident rent free.

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

The board felt that the application, work plan and budget from Bart Whitehead 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 736 7th St for sale to the applicant, Bart Whitehead.

Motion moved: R. Wratcher

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

611 Mercer St – Turtle Creek

Application #1 – PPS Philly 01, LLC (David Scheuring)

Redevelopment plan to rehabilitate and re-sell.

The work plan and application summary from PPS Philly 01, LLC (David Scheuring) were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from PPS Philly 01, LLC (David Scheuring) 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 moved: R. Livingston

Seconded: T. Kurta

Members discussed amending the motion.

Amended Motion to authorize A. Lewis and staff to offer 611 Mercer St for sale to the applicant, PPS Philly 01, LLC (David Scheuring) following a satisfactory inspection by G. Hitchins of the property currently owned by the applicant at 1462 Madden Dr.

Motion moved: R. Livingston

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Seconded: L. Weyand
All in favor, none opposed. Motion carried.

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 just received deeds for six properties in Cohort 9.

Approved Application – Property Update

430 Morris – Edgewood

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

2712 5th St – Monroeville

Agreement of Sale executed.

611 Snowball – Monroeville

Agreement of Sale executed.

1808 Ohio Ave – White Oak

Agreement of Sale executed.

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

Deed preparation in process.

360 Halcomb Ave (878-J-139) – Clairton, 360 Halcomb Ave (878-J-136) – Clairton, 360 Halcomb Ave (879-M-312) – Clairton, 306 Locust Ave (764-C-61) – Clairton, 507 Halcomb Ave (879-M-256) – Clairton, 211 Pennsylvania Ave (657-K-65) – Clairton, 34 Park Ave (309-L-104) – Dravosburg, 607 Lincoln Hwy (547-L-19) – East McKeesport, 1116 Morrelle Ave (547-a-346) – East McKeesport, 1003 Broadway St (547-B-172) – East McKeesport, 846 Florence Ave (547-C-244) – East McKeesport, Florence Ave (547-C-241) – East McKeesport, 1232 Broadway Ave (547-E-235) – East McKeesport, 958 5th Ave (547-B-289) – East McKeesport, 319 N Monongahela Ave (384-L-95) – Glassport, 435 Iowa Ave (467-R-327) – Glassport, 310 N Monongahela Ave (384-R-234) – Glassport, 222 N Monongahela Ave (384-R-214) – Glassport, 626 Ohio Ave (558-B-27) – Glassport, 316 5th St (467-R-128) – Glassport, Interlaken Dr (108-H-218) – Monroeville, Evergreen Dr (742-R-80) – Monroeville, 1425 Washington Blvd (383-N-7) – McKeesport, 1124 Burbank Rd (383-P-90) – McKeesport, 1215 Barkely Rd (383-P-135) – McKeesport, Pike St (383-P-13) – McKeesport, Airbrake Ave (456-H-23) – Turtle Creek, Airbrake Ave (456-H-25) – Turtle Creek
Waiting on title search results to mail out 60-day acquisition notices.

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Motion for TCLB staff to pursue the acquisition of 568 Stokes Ave (301-K-221) – North Braddock, 311 Tintzman Ave (456-M-128) – North Versailles, 307 Tintzman Ave (456-M-125) – North Versailles, 217 James St (547-P-265) – North Versailles, 322 Union Ave (458-R-59) – North Versailles, 2035 Crestas Ave (376-L-264) – North Versailles, 2108 Crestas Ave (376-L-178) – North Versailles, Crestas Ave (376-L-177) – North Versailles, Crestas Ave (376-L-170) – North Versailles, 2800 Woodstock Ave (236-C-68) – Swissvale, 2726 Woodstock Ave (236-C-98) – Swissvale, 2109 S Braddock Ave (178-D-247) – Swissvale, contingent on title search results, and mail out 60-day acquisition notices.

Motion moved: R. Wratcher

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

Adjourn

Motion to adjourn the meeting.

Motion moved: E. Skiba

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:45pm.