

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

Call to Order: 6:00pm by J. Fisher

Roll Call

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

Others Present

Mike Belmonte, Woodland Hills School District
Natalie Boydston
Anthony Colecchi, Glassport
Mandi Culhane, GRB Law
Kayla Geahry
Joel Garceau
Eve Kopecki
An Lewis
Dan O'Malley, Loan Depot
Milton Manolis, Loan Depot
Geneva Parks, Rankin Borough
Kimberly Radaker, Loan Depot
Zena Ruiz, North Braddock Borough
Weldianne Scales, Swissvale Borough
Midge VanDilinda, Loan Depot
Vannie Wang

Pledge of Allegiance

Public Comments

None

Guest Speaker

Milton Manolis and Midge VanDilinda of Loan Depot spoke about 203(k) loan programs.

Financial Report/Meeting Minutes

Motion to approve the Minutes dated May 12, 2022.

Motion moved: D. Pasternak

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

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

Motion moved: R. Wratcher

Seconded: D. Pasternak

All in favor, none opposed. Motion carried.

Organizational Updates

ePropertyPlus Renewal

A. Lewis informed the board that a renewal from ePropertyPlus was received.

Motion to approve renewal payment for ePropertyPlus for 2022-2023.

Motion moved: D. Pasternak

Seconded: R. Wratcher

All in favor, none opposed. Motion carried.

Strategic Plan Discussion

A. Lewis informed the board that she feels it's time to work on a strategic plan for the next 3-5 years and would like to work with the Center for Community Progress to create said plan. The board discussed the proposed budget.

Motion to authorize A. Lewis and staff to engage the Center for Community Progress to create a strategic plan with a budget of \$30,000.

Motion moved: D. Pasternak

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

Marketing Discussion

A. Lewis explained that TCLB, SRCOG, and TCVCOG have been part of a marketing collaborative with Trailblaze Creative for the past few years, but the contract and engagement ended on June 30, 2022. A. Lewis to update the board on efforts to find a new marketing agency at future meetings.

Hidden Gems – 105 Lynnwood in Chalfant

J. Garceau informed the board that Hidden Gems, a YouTube series with 5.5 million subscribers published by Architectural Digest, featured 105 Lynnwood this month.

Real Estate Agent for 2105 Noble St – Swissvale

A. Lewis explains that staff has tried to sell 2105 Noble St in Swissvale with no luck so far. J. Garceau researched local firms and found a local firm, Neighborhood Realty Services. A. Lewis signed an agreement with the firm to show this property and it is now listed on the Western PA MLS.

Property Pipeline

TCLB has handled 152 total properties at this time. There are 71 properties in the acquisition process, 49 owned properties, 3 property applications approved (3 houses, 1 vacant lot), and 32 properties sold (29 houses, 1 vacant lot, 2 side lots). Five enforcement mortgages to date have been satisfied.

Tri-COG Land Bank
Board of Directors Meeting July 14, 2022 6:00pm
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TCLB Sold Properties

2712 5th St – Monroeville

Sold June 1, 2022.

1808 Ohio Ave – White Oak

Sold June 1, 2022.

611 Snowball – Monroeville

Sold June 2, 2022.

736 7th St – Pitcairn

Sold July 14, 2022.

Board members were shown photos of the current buyer renovations in progress by Rebuilding Together Pittsburgh at 131 5th Ave – Rankin.

Board members were shown photos of completed buyer renovations on New Jersey Ave in Clairton. The enforcement mortgage for this property has been satisfied.

TCLB Owned Property Update

TCLB currently owns 49 properties: 35 houses, 1 commercial building, and 13 vacant lots.

Newly Acquired Properties

2114 Duquesne Ave – McKeesport was recently acquired by donation.

125 9th St – Turtle Creek was acquired at June Sheriff Sale.

129 Congress St – White Oak was acquired at June Sheriff Sale.

Listed Property Update

721 Spruce St – Blawnox

Listed for sale; under owner occupancy restriction until September 8, 2022.

199 Oxford Dr – McKeesport

Listed for sale; under owner occupancy restriction until September 11, 2022.

410 Stanton Ave – Millvale

Listed for sale.

252 Azalea Dr – Monroeville

Listed for sale; under owner occupancy restriction until September 11, 2022.

451 Blackberry Dr – Monroeville

Listed for sale; under owner occupancy restriction until September 11, 2022.

842 Delaware – Braddock Hills

Still listed for sale.

Tri-COG Land Bank
Board of Directors Meeting July 14, 2022 6:00pm
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105 Lynnwood Ave + vacant lots – Chalfant
Still listed for sale.

712 Pittsburgh-McKeesport Blvd – Dravosburg
Listed for sale; owner occupancy restriction now lifted.

306 Sherman Ave + vacant lot – Dravosburg
Still listed for sale.

323 24th St – McKeesport
Still listed for sale.

2105 Noble – Swissvale
Still listed for sale.

124 Patterson – Wilkins
Still listed for sale.

Executive Session – Property/Application Information Session

The Board of Directors and Staff entered Executive Session at 7:15pm. Executive Session ended at 7:28pm.

1808 Ohio – White Oak, Water Line Issue

Motion to authorize payment be made directly to the contractor for an amount not to exceed \$2,500 for the replacement of the water line at 1808 Ohio – White Oak once a release created by the solicitor is executed by the buyers.

Motion moved: R. Wratcher

Seconded: D. Pasternak

All in favor, none opposed. Motion carried.

Property Application Deliberation

113 Center Ave – East Pittsburgh, 609 Sunnyside Ave – East Pittsburgh, 34 Chartiers Ave – Rankin
Application #1 – Rebuilding Together Pittsburgh (RTP)

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 \$150,000 each. RTP requires an approved application so they can apply for a FHLB Loan.

Motion to authorize A. Lewis and staff to offer 113 Center Ave, 609 Sunnyside Ave, and 34 Chartiers Ave for sale to the applicant, Rebuilding Together Pittsburgh.

Motion moved: R. Livingston

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

Disposition Process Update

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

Six properties in Cohort 9 are starting the Quiet Title process.

Two properties in Cohort 10 are next to start the Quiet Title process.

Approved Application – Property Update

430 Morris – Edgewood

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

611 Mercer – Turtle Creek

Agreement of Sale executed.

302 Marshall Dr – McKeesport

Closing scheduled for July 29, 2022.

Tentative Sheriff Sale Schedule

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

There are 26 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. M. Culhane explained that refiling the petition with updated photos at this point would be the best move to get it in front of the judge sooner.

Motion to re-file the petition for the Appointment of a Conservator for *147 Washington St – Edgewood*.

Motion moved: R. Wratcher

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

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
60-Day Acquisition Notices mailed – deadline to reply August 20, 2022.

Motion for TCLB staff to pursue the acquisition of *308 Edgewood Dr (371-S-67) – Churchill*, contingent on title search results, and mail out 60-day acquisition notices.

Motion moved: R. Livingston

Tri-COG Land Bank
Board of Directors Meeting July 14, 2022 6:00pm
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Seconded: T. Kurta
All in favor, none opposed. Motion carried.

Adjourn

Motion to adjourn the meeting.
Motion moved: D. Pasternak
Seconded: R. Livingston
All in favor, none opposed. Motion carried.

The meeting adjourned at 7:37pm.