

Tri-COG Land Bank
Board of Directors Meeting August 11, 2022 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 6:03pm by A. Settelmaier

Roll Call

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

Others Present

Natalie Boydston
Anthony Colecchi, Glassport
Mandi Culhane, GRB Law
Kayla Geahry
Joel Garceau
Gary Hitchins
Eve Kopicki
An Lewis
Vannie Wang
Emily Woodard

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve the Minutes dated July 14, 2022.

Motion moved: R. Wratcher

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

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

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Organizational Updates

A. Lewis introduced interns, Eve Kopicki and Vannie Wang.

Growing TCLB Staff Discussion

A. Lewis explained that due to growth, TCLB would benefit from additional staff – one member to help with community engagement and marketing, and a second to assist Gary with property management activities. A. Lewis to work with TCVCOG and LGA to figure out needs and ways to share staff in a profitable way for all. Additional information and budgetary figures to be proposed at next meeting.

Update On Marketing

A. Lewis informed the Board that marketing needs have been shifted from Trailblaze Marketing to Ceisler Media.

Nomination Committee

A. Lewis requested volunteers for the member nomination committee for 2022. A. Settelmaier and T. Kurta volunteered.

Property Pipeline

TCLB has handled 152 total properties at this time. There are 69 properties in the acquisition process, 50 owned properties, 4 property applications approved (3 houses, 1 vacant lot), and 33 properties sold (30 houses, 1 vacant lot, 2 side lots). Five enforcement mortgages to date have been satisfied.

TCLB Sold Properties

302 Marshall Dr – McKeesport
Sold July 29, 2022.

TCLB Owned Property Update

TCLB currently owns 50 properties: 35 houses, 1 commercial building, and 14 vacant lots.

Newly Acquired Properties

Glosser St – East Pittsburgh was acquired at August Sheriff Sale.

2645 Woodlawn Ave – Monroeville was acquired at August Sheriff Sale.

Listed Property Update

611 Mercer St – Turtle Creek
Re-listed for sale.

721 Spruce St – Blawnox
Listed for sale; under owner occupancy restriction until September 8, 2022.

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; owner occupancy restriction now lifted.

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

323 24th St – McKeesport
Still listed for sale.

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.

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 6:19pm. Executive Session ended at 6:37pm.

Property Application Deliberation

721 Spruce St – Blawnox

Application #1 – June Esser, Ronald Esser, & Brittany Faust

Redevelopment plan to rehabilitate and occupy as owner occupant. One of three applicants will occupy.

The work plan and application summary from June Esser, Ronald Esser, & Brittany Faust were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from June Esser, Ronald Esser, & Brittany Faust 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 *721 Spruce St – Blawnox* for sale to the applicants, June Esser, Ronald Esser, & Brittany Faust, contingent on the applicants granting TCLB access to the property in order to access and repair the shared sewer line.

Motion moved: L. Weyand

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

252 Azalea Dr – Monroeville

Application #1 – Robert Krohmaly

Redevelopment plan to rehabilitate and committed to re-sell to owner occupant.

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

Application #2 – Isaiah Burson & Timothy Colangelo

Redevelopment plan to rehabilitate and committed to re-sell to owner occupant.

The work plan and application summary from Isaiah Burson & Timothy Colangelo were available to the Board for review via Govenda.

Application #3 – Craig Cacini

Redevelopment plan to rehabilitate and occupy as owner occupant or occupy as primary resident and rental.

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

Application #4 – Blaise Walker & New Life Contracting Solutions LLC

Redevelopment plan to rehabilitate and committed to re-sell to owner occupant.

The work plan and application summary from Blaise Walker & New Life Contracting Solutions LLC were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Robert Krohmaly (Applicant #1) 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 252 Azalea Dr – Monroeville for sale to the applicant, Robert Krohmaly.

Motion moved: R. Wratcher

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

2105 Noble St – Swissvale

Application #1 – Yonghong Nie and K&K Construction LLC

Redevelopment plan to rehabilitate and occupy as owner occupant - applicants' kitchen countertop business would occupy the building after completion of work.

The work plan and application summary from Yonghong Nie and K&K Construction LLC were available to the Board for review via Govenda.

Motion to reject the application from Yonghong Nie and K&K Construction LLC for 2105 Noble St – Swissvale, due to the lack of significant progress made by the applicant on their first TCLB property located at 1114 Wilkins – Braddock Hills.

Motion moved: T. Kurta

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Seconded: L. Weyand
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.

Five 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.

113 Center Ave – East Pittsburgh

Agreement of Sale in progress/FHLB Application.

302 609 Sunnyside Ave – East Pittsburgh

Agreement of Sale in progress/FHLB Application.

34 Chartiers Ave – Rankin

Agreement of Sale in progress/FHLB Application.

Tentative Sheriff Sale Schedule

TCLB is set to acquire one property at the September Sheriff Sale.

There are 24 properties TBD; working their way through the Sheriff Sale process.

154 5th Ave – Rankin delinquent real estate taxes owed to Jordan Tax Service, Inc. were paid in full; stopping Sheriff Sale.

Properties in Process

147 Washington St – Edgewood

Re-filing the petition for the appointment of a Conservator.

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.

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308 Edgewood Dr (371-S-67) – Churchill
60-Day Acquisition Notices mailed – deadline to reply September 13, 2022.

Adjourn

Motion to adjourn the meeting.

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:42pm.