

Tri-COG Land Bank
Board of Directors Meeting November 10, 2022 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 6:02pm by J. Fisher

Roll Call

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

Others Present

Natalie Boydston
Joel Garceau
Anthony Colecchi, Glassport
Gary Hitchins
An Lewis
Vannie Wang
Kim Grazziani, Center for Community Progress
Liz Kozub, Center for Community Progress
Three members of the public

Pledge of Allegiance

Public Comments

Member of the public, Daniel Winter, introduced himself and thanked TCLB for allowing him to attend. He explained that he found TCLB online and would be a first time homebuyer if his application for 712 Pittsburgh McKeesport Blvd was approved.

Financial Report/Meeting Minutes

Motion to approve the Minutes dated October 13, 2022.

Motion moved: D. Pasternak

Seconded: L. Weyand

All in favor, R. Wratcher abstained, none opposed. Motion carried.

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

Motion moved: D. Pasternak

Seconded: R. Wratcher

All in favor, none opposed. Motion carried.

Organizational Updates

2023 Budget

The Board received a copy of the draft budget for review. J. Fisher inquired about the budget item for Realtor Services. A. Lewis explains that properties are mostly listed by TCLB, but in some cases it may be necessary to hire a realtor.

Motion to approve the TCLB 2023 Budget.

Motion moved: A. Settelmaier

Seconded: E. Skiba

Roll call vote: J. Fisher – Yes, R. Livingston – Yes, D. Pasternak – Yes, A. Settelmaier – Yes, E. Skiba – Yes, L. Weyand – Yes, R. Wratcher – Yes

Motion carried.

PHARE Funding

A. Lewis explained that she would like to collaborate with Rebuilding Together Pittsburgh on a PHARE funding application. RTP would provide owner occupant rehabilitations and TCLB would identify a small handful of properties to renovate to the point of occupancy and then transfer to a buyer to complete the renovation. A. Lewis would like permission to apply for PHARE funding for this project.

Motion to submit an application to Allegheny County for PHARE funding.

Motion moved: D. Pasternak

Seconded: R. Livingston

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

Legislation Updates

A. Lewis informed the board that on November 3, 2022, two pieces of legislation were signed and will be effective starting January 2, 2023. HB 2209 adds 'virtual' as an option to establish quorum for land bank boards. HB 2210 adds land banks to Conservatorship Law as eligible applicants.

Property Pipeline

TCLB has handled 149 total properties at this time. There are 60 properties in the acquisition process, 54 owned properties, 10 property applications approved (9 houses, 1 vacant lot), and 35 properties sold (32 houses, 1 vacant lot, 2 side lots). Six enforcement mortgages to date have been satisfied.

TCLB Owned Property Update

Motion to approve reducing the price of *105 Lynnwood + vacant lots – Chalfant* to \$9,999.

Motion moved: R. Wratcher

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

A. Lewis informed the board that *36 Chartiers Ave – Rankin* will be demolished using Act 152 grant funding. After demolition, she would like to sell the 36 Chartiers Ave vacant lot to Rebuilding Together Pittsburgh at side lot pricing since we are under contract with Rebuilding Together Pittsburgh on the adjacent property located at *34 Chartiers Ave – Rankin* as part of a Federal Home Loan Bank Application.

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Motion to authorize the disposition of *36 Chartiers Ave – Rankin* with side lot pricing.

Motion moved: D. Pasternak

Seconded: E. Skiba

All in favor, none opposed. Motion carried

Executive Session – Property/Application Information Session

Motion to enter executive session at 6:22pm.

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Executive Session ended at 6:24pm.

Property Application Deliberation

712 Pittsburgh McKeesport Blvd – Dravosburg

Application #1 – Daniel S Winter

Redevelopment plan to rehabilitate and occupy as owner occupant.

The work plan and application summary from Daniel S Winter were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Daniel S Winter 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 *712 Pittsburgh McKeesport Blvd - Dravosburg* for sale to the applicant, Daniel S Winter.

Motion moved: R. Livingston

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

Strategic Plan Discussion

K. Grazziani and L. Kozub led the Board in a Strategic Planning discussion.

Adjourn

Motion to adjourn the meeting.

Motion moved: R. Livingston

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

The meeting adjourned at 7:13pm.