

Tri-COG Land Bank
Board of Directors Meeting January 12, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 6:03pm by J. Fisher

Roll Call

Jim Fisher: Present
Crystal Jennings-Rivera: Present
Tony Kurta: Absent
Richard Livingston: Present
David Pasternak: Present
Maureen Quinn: Present
Amanda Settelmaier: Present via teleconference
Elaina Skiba: Present
Louis Weyand: Present

Others Present

Natalie Boydston
Joel Garceau
Gary Hitchins
An Lewis
Vannie Wang
Alan Sisco
Kayla Geahry
Emily Woodard
Two members of the public

Pledge of Allegiance

Public Comments

Linda Chen thanked the Board and spoke for a few minutes about her application for *37 Lawrence – Millvale*.

Financial Report/Meeting Minutes

Motion to approve the Minutes dated December 15, 2022.

Motion moved: D. Pasternak

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

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

Motion moved: D. Pasternak

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

Organizational Updates

Board Executive Committee Elections

J. Fisher nominated David Pasternak as Chair. Seconded by R. Livingston.

Roll call vote: J. Fisher – Yes, C. Jennings-Rivera – Yes, R. Livingston – Yes, D. Pasternak – Yes, M. Quinn – Yes, E. Skiba – Yes, L. Weyand – Yes

Motion carried.

J. Fisher nominated Elaina Skiba as Vice Chair. Seconded by R. Livingston.

Roll call vote: J. Fisher – Yes, C. Jennings-Rivera – Yes, R. Livingston – Yes, D. Pasternak – Yes, M. Quinn – Yes, E. Skiba – Yes, L. Weyand – Yes

Motion carried.

E. Skiba nominated Maureen Quinn as Treasurer. Seconded by R. Livingston.

Roll call vote: J. Fisher – Yes, C. Jennings-Rivera – Yes, R. Livingston – Yes, D. Pasternak – Yes, M. Quinn – Yes, E. Skiba – Yes, L. Weyand – Yes

Motion carried.

E. Skiba nominated Amanda Settelmaier as Secretary. Seconded by M. Quinn.

Roll call vote: J. Fisher – Yes, C. Jennings-Rivera – Yes, R. Livingston – Yes, D. Pasternak – Yes, M. Quinn – Yes, E. Skiba – Yes, L. Weyand – Yes

Motion carried.

Suggested Meeting Schedule

The Board discussed the suggested meeting schedule and the capability to have virtual presence count toward quorum. Board decides to meet with a hybrid solution – both online and in-person.

TCLB Document Translation

A. Lewis explains that TCLB staff has come to recognize that some applicants do not speak English as their first language and have begun work to translate documents and the property application to both Mandarin and Spanish. J. Garceau has found a local non-profit to do translation services and will bring a quote back for Board approval.

L. Weyand asked if the TCLB website will be translated as well. J. Garceau to look into these options.

Property Pipeline

TCLB has handled 153 total properties at this time. There are 64 properties in the acquisition process, 48 owned properties, 6 property applications approved (4 houses, 2 vacant lots), and 41 properties sold (37 houses, 1 commercial building, 1 vacant lot, 2 side lots). Nine enforcement mortgages to date have been satisfied.

TCLB Sold Properties

2105 Noble St – Swissvale

Closed on December 20, 2022.

712 Pittsburgh McKeesport Blvd – Dravosburg

Closed on January 10, 2023.

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TCLB Owned Property Update

TCLB currently owns 48 properties: 32 houses and 16 vacant lots.

Listed Property Update

842 Delaware – Braddock Hills

Still listed for sale.

105 Lynnwood Ave + vacant lots – Chalfant

Still listed for sale.

211 Wilkins – Chalfant

Listed for sale; under owner occupancy restriction until February 8, 2023.

145 Pennsylvania Ave – Clairton

Listed for sale; under owner occupancy restriction until February 8, 2023.

306 Sherman Ave + vacant lot – Dravosburg

Still listed for sale.

35 Washington St – Etna

Listed for sale.

2114 Duquesne – McKeesport

Listed for sale; under owner occupancy restriction until February 8, 2023.

1700 & 1702 Wesley St – McKeesport

Listed for sale; under owner occupancy restriction until February 8, 2023.

199 Oxford Dr – McKeesport

Still listed for sale.

37 Lawrence Ave – Millvale

Listed for sale.

1042 North Ave – Millvale

Listed for sale.

409 Fieldstone Dr – Monroeville

Listed for sale.

1601 Summit St – White Oak

Listed for sale.

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713 Negley Ave – Wilkins
Listed for sale.

DCED Grant Update

A. Lewis explains that she was alerted by the municipality that the neighbor of *650 Mortimer – Wilkins* was digging on our property to fix a lateral line. New piping was installed to the neighbor's property, but these three properties share a pipe that goes down the hill to tie into the main line. A. Lewis would like permission to split the cost of the bill to replace the shared line with the neighbor.

Motion to pay half of the Mr. Rooter bill for the shared lateral line replacement at *650 Mortimer – Wilkins*.

Motion moved: J. Fisher

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

Federal Home Loan Bank Partnership with RTP

A. Lewis informs the Board that the second batch of houses that Rebuilding Together Pittsburgh will be renovating have been funded by the Federal Home Loan Bank.

Pricing Consideration Discussion

1042 North Ave – Millvale

A. Lewis explains that the Millvale CDC has expressed interest in this house that is located on a relatively small lot, which, if demolished, would be too small for new construction. A. Lewis would like permission to negotiate a price with the Millvale CDC outside of the MOU. The Board gives permission to negotiate and bring back a transaction for approval at the next meeting.

Enforcement Mortgage Extension

590 4th St – Pitcairn

A. Lewis explains that the buyers of 590 4th St – Pitcairn have done extensive repairs, but request a work-stoppage gap extension due to costly gas line repairs.

Motion to extend Enforcement Mortgage work-stoppage gap for 590 4th St – Pitcairn to June 2023.

Motion moved: M. Quinn

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Executive Session – Property/Application Information Session

Motion to enter executive session at 7:04pm.

Motion moved: J. Fisher

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Executive Session ended at 7:12pm.

Property Application Deliberation

37 Lawrence St – Millvale

Application #1 – Linda Chen & Jared Love

Redevelopment plan to build new construction on the vacant lot.

The work plan and application summary from Linda Chen & Jared Love were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Linda Chen & Jared Love 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 *37 Lawrence St – Millvale* for sale to the applicant, Linda Chen & Jared Love.

Motion moved: J. Fisher

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

409 Fieldstone Dr – Monroeville

Application #1 – Belaouni Homes, LLC

Redevelopment plan to renovate and re-sell.

The work plan and application summary from Belaouni Homes, LLC were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Belaouni Homes, LLC 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 *409 Fieldstone Dr – Monroeville* for sale to the applicant, Belaouni Homes, LLC.

Motion moved: J. Fisher

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

1601 Summit St – White Oak

Application #1 – Jaymmie & David Mackowiak

Redevelopment plan own as side lot – owner occupants to adjacent property.

The work plan and application summary from Jaymmie & David Mackowiak were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Jaymmie & David Mackowiak 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 *1601 Summit St – White Oak* for sale to the applicant, Jaymmie & David Mackowiak.

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Motion moved: R. Livingston
Seconded: J. Fisher
All in favor, none opposed. Motion carried.

Disposition Process Update

Ten properties in Cohort 10 are in the Quiet Title process.

Six properties in Cohort 11 recently began the Quiet Title process.

Approved Application – Property Update

430 Morris – Edgewood

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

410 Stanton Ave – Millvale

Agreement of Sale executed.

113 Center Ave – East Pittsburgh

Agreement of Sale executed.

609 Sunnyside Ave – East Pittsburgh

Agreement of Sale executed.

34 Chartiers Ave – Rankin

Agreement of Sale executed.

36 Chartiers Ave – Rankin

Agreement of Sale executed.

Tentative Sheriff Sale Schedule

TCLB is set to acquire seven properties at the February Sheriff Sale and six properties at the March Sheriff Sale.

There are 42 properties TBD; working their way through the Sheriff Sale process.

Properties in Process

702 Union Ave (307-L-108), Union Ave (307-L-106), Union Ave (307-L-110), & Union Ave (307-L-112) – McKeesport

60-Day Acquisition Notices mailed – deadline to respond March 7, 2023.

147 Washington St – Edgewood

Continuing to evaluate options for acquiring this house.

568 Stokes Ave – North Braddock

Potential donation. TCLB staff working through the process with a family member.

Properties to Consider

Motion for TCLB staff to pursue the acquisition of *Willow Drive (640-K-118) – Monroeville, Main St (168-K-034) – Sharpsburg, Main St (168-K-035) – Sharpsburg, 1833 Main Street (168-M-348) – Sharpsburg, and 406 Depot St (759-S-380) – South Versailles*, contingent on title search results, and mail out 60-day

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acquisition notices.

Motion moved: M. Quinn

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

Adjourn

Motion to adjourn the meeting.

Motion moved: E. Skiba

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

The meeting adjourned at 7:21 pm.