

Tri-COG Land Bank
Board of Directors Meeting February 9, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 6:01pm by E. Skiba

Roll Call

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

Others Present

Natalie Boydston
Joel Garceau
Gary Hitchins
An Lewis
Vannie Wang
Alan Sisco
Kayla Geahry
Emily Woodard
Kim Graziani, CCP
Mandi Culhane, GRB Law
Two representatives from The Pittsburgh Land Bank

Pledge of Allegiance

Public Comments

None

Financial Report/Meeting Minutes

Motion to approve the Minutes dated January 12, 2023.

Motion moved: A. Settelmaier

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

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

Motion moved: A. Settelmaier

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Organizational Updates

TCLB Document Translation

TCLB Staff received a quote from Global Wordsmiths to translate the Property Application and One Pagers for showing packets into Spanish for \$1,107.84.

Motion to hire Global Wordsmiths to translate the TCLB Property Application and One Pagers for an amount not to exceed \$1,107.84.

Motion moved: R. Livingston

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

Vehicle Discussion

A. Lewis explained that TCLB has grown to require a vehicle for property assessments, procurement of materials, and securing properties. She explained that SRCOG no longer uses the Chevy cargo van and would like for TCLB to purchase the vehicle from SRCOG at a fair market value, paint it, and add the TCLB logo.

Motion to purchase the Chevy cargo van from SRCOG at fair market value.

Motion moved: R. Livingston

Seconded: A. Settelmaier

All in favor, none opposed. Motion carried.

Strategic Plan Discussion

K. Graziani and TCLB Staff presented the 5-year strategic plan.

Property Pipeline

TCLB has handled 156 total properties at this time. There are 61 properties in the acquisition process, 53 owned properties, 7 property applications approved (4 houses, 3 vacant lots), and 42 properties sold (38 houses, 1 commercial building, 1 vacant lot, 2 side lots). Nine enforcement mortgages to date have been satisfied. TCLB has owned 95 properties to date.

TCLB Sold Properties

410 Stanton Ave – Millvale

Closed on January 17, 2023.

712 Pittsburgh McKeesport Blvd – Dravosburg

Closed on January 10, 2023.

TCLB Owned Property Update

TCLB currently owns 53 properties: 36 houses and 17 vacant lots.

426 Baker Ave – Clairton

Acquired at February Sheriff Sale.

2727 Grandview Ave – McKeesport

Acquired at February Sheriff Sale.

Tri-COG Land Bank
Board of Directors Meeting February 9, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

243 Hawkins Ave – North Braddock
Acquired at February Sheriff Sale.

1116 Morrelle Ave – East McKeesport
Acquired at February Sheriff Sale.

958 5th Ave – East McKeesport
Acquired at February Sheriff Sale.

306 Interlaken Dr – Monroeville
Acquired at February Sheriff Sale.

Listed Property Update
842 Delaware – Braddock Hills
Still listed for sale.

105 Lynnwood Ave + vacant lots – Chalfant
Still listed for sale.

211 Wilkins – Chalfant
Still listed for sale; owner occupancy restriction lifted.

145 Pennsylvania Ave – Clairton
Still listed for sale; owner occupancy restriction lifted.

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

35 Washington St – Etna
Listed for sale.

2114 Duquesne – McKeesport
Still listed for sale; owner occupancy restriction lifted.

1700 & 1702 Wesley St – McKeesport
Still listed for sale; owner occupancy restriction lifted.

199 Oxford Dr – McKeesport
Still listed for sale.

1042 North Ave – Millvale
Still listed for sale.

Tri-COG Land Bank
Board of Directors Meeting February 9, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

713 Negley Ave – Wilkins
Still listed for sale.

37 Lawrence Ave – Millvale
Re-listed for sale.

Disposition Process Update
Four properties in Cohort 10 are in the Quiet Title process.

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

We are waiting for deeds for six properties.

Approved Application – Property Update
430 Morris – Edgewood
Agreement of Sale executed; closing contingent upon receiving appropriate permits.

1601 Summit Dr – White Oak
Agreement of Sale executed.

409 Fieldstone Dr – Monroeville
Closing scheduled for February 14, 2023.

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 six properties at the March Sheriff Sale and one property at the April Sheriff Sale.

There are 40 properties TBD; working their way through the Sheriff Sale process.

TCLB has stopped the Sheriff Sale process on two properties as taxes have been paid in full.

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.

Tri-COG Land Bank
Board of Directors Meeting February 9, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

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

60-Day Acquisition Notices mailed – deadline to respond March 28, 2023.

147 Washington St – Edgewood

Working to prepare updated Conservatorship Petition – property will now need to be demolished.

568 Stokes Ave – North Braddock

Donation agreement mailed.

Adjourn

Motion to adjourn the meeting.

Motion moved: R. Livingston

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:56pm.