

Tri-COG Land Bank
Board of Directors Meeting April 20, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 6:00pm by D. Pasternak

Roll Call

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

Others Present

Natalie Boydston
Joel Garceau
Gary Hitchins
An Lewis
Vannie Wang
Alan Sisco
Kayla Geahry via ZOOM
Mandi Culhane, GRB Law
Anthony Colecchi, Glassport Borough Council

Pledge of Allegiance

Public Comments

None.

Financial Report/Meeting Minutes

Motion to approve the Minutes dated March 9, 2023.

Motion moved: E. Skiba

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

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

Motion moved: L. Weyand

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

Organizational Updates

Property Agreement of Sale

A. Lewis explained that Staff has fully renovated 519 Sunnyside – East Pittsburgh and has worked with

M. Culhane to create an Agreement of Sale to reflect that the property is move-in ready. The Board discussed.

Motion to approve the Agreement of Sale to be used for TCLB renovated properties.

Motion moved: T. Kurta

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

TCLB Annual Report

Board members received a copy of the TCLB 2022 Annual Report and the TCLB Strategic Plan.

TCLB 2022 Audit

Board members received a copy of the TCLB 2022 Audit for review.

Motion to approve the TCLB 2022 Audit.

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Motion to submit the TCLB 2022 Annual Report and 2022 Audit to the Department of Community and Economic Development.

Motion moved: R. Livingston

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Amani

A. Lewis shared that Amani, a nonprofit developer that has been very active in the Hill District with single family home rehab projects is interested in working outside of the City and would like to work with TCLB in the future. TCLB would like to enter into a Memorandum of Understanding with Amani in order to begin this partnership. The Board discussed the pricing model, which has been used in past agreements with other partners.

Motion to enter into a Memorandum of Understanding with Amani.

Motion moved: L. Weyand

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

Membership Update

TCLB received a letter from Port Vue's solicitor, which was shared with GRB Law. M. Culhane drafted and sent a response letter indicating that contributions need to be paid, per TCLB policy. If no response is received within 30 days, Port Vue's membership will be automatically revoked.

ALOM Participation

A. Lewis and staff shared their experience at ALOM as a vendor. Many were interested in TCLB and requested follow-up meetings to share more information.

Misc. Topics

Motion to add the discussion of endorsing a National Land Bank bill sponsored by Senator Casey to the agenda due to the fact that the information was received within the past 24 hours.

Motion moved: L. Weyand

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

The Board discussed a National Land Bank bill sponsored by Senator Casey which will provide a variety of resources and federal funding to land banks. A. Lewis and staff would like to support and endorse this bill in any way needed.

Motion to authorize A. Lewis to endorse and support the National Land Bank bill sponsored by Senator Casey in any way needed.

Motion moved: R. Livingston

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

Motion to add the topic of Whole Home Repair support to the agenda due to the fact that the information was received within the past 24 hours.

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

The Board discussed the Whole Home Repair program and the number of initiatives supporting an annual allocation of funding for these stabilization activities. A. Lewis explained the high level of need that can be seen by the number of interest forms received so far.

Motion to authorize A. Lewis to sign a letter and any future documentation supporting the funding of the Whole Home Repair program in the future.

Motion moved: R. Livingston

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Property Pipeline

TCLB has handled 166 total properties at this time. There are 65 properties in the acquisition process, 54 owned properties, 3 property applications approved (1 house, 2 vacant lots), and 47 properties sold (42 houses, 1 commercial building, 2 vacant lots, 2 side lots). To date, 10 enforcement mortgages have been satisfied. TCLB has owned 101 properties to date.

TCLB Sold Properties

113 Center Ave – East Pittsburgh

Closed on March 15, 2023.

609 Sunnyside Ave – East Pittsburgh

Closed on March 15, 2023.

Tri-COG Land Bank
Board of Directors Meeting April 20, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

34 Chartiers Ave – Rankin
Closed on March 15, 2023.

410 Stanton – Millvale

A. Lewis explained that the buyers of this property have put a lot into it up to now, but require a loan in order to finish the property. In order to be approved for this loan, TCLB's Enforcement Mortgage must be moved to the second position.

Motion to move TCLB's Enforcement Mortgage for 410 Stanton – Millvale to the second position.

Motion moved: M. Quinn

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

TCLB Owned Property Update

TCLB currently owns 54 properties: 36 houses and 18 vacant lots.

34 Park Ave – Dravosburg
Acquired at April Sheriff Sale.

568 Stokes Ave – North Braddock
Acquired by donation.

Listed Property Update

842 Delaware – Braddock Hills
Still listed for sale.

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

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

35 Washington St – Etna
Still listed for sale.

2114 Duquesne – McKeesport
Still listed for sale.

1700 & 1702 Wesley St – McKeesport
Still listed for sale.

199 Oxford Dr – McKeesport
Still listed for sale.

37 Lawrence Ave – Millvale

Tri-COG Land Bank
Board of Directors Meeting April 20, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Still listed for sale.

1042 North Ave – Millvale
Still listed for sale.

12 Joseph Ave – Millvale
Listed for sale; under owner occupancy restriction until June 25, 2023.

713 Negley Ave – Wilkins
Still listed for sale.

581 6th St – Pitcairn

A. Sisco explained that the property has been vacant for almost 10 years, but still in great condition. Staff toured the property with Montiallo Enterprises LLC to put together a renovation budget in order to sell to an owner occupant move-in ready. Staff also worked with M. Culhane to discuss technical support for drawdowns on this project.

Motion to enter into a contract with Montiallo Enterprises LLC for renovation work of 581 6th St – Pitcairn for an amount not to exceed \$41,495.00

Motion moved: L. Weyand

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

Price Changes

N. Boydston discussed the different reasons for wanting to aggressively drop the prices for properties located at 105 Lynnwood – Chalfant, 35 Washington – Etna, 1700 & 1702 Wesley Ave – McKeesport, 1042 North Ave – Millvale, 37 Lawrence Ave – Millvale, and 713 Negley Ave – Wilkins. Reasons ranged from demolition being needed to very low showing numbers. The Board asked about costs to date and N. Boydston shared information relating to that topic.

Motion to approve a price change for 105 Lynnwood – Chalfant, 35 Washington – Etna, 1700 & 1702 Wesley Ave – McKeesport, 1042 North Ave – Millvale, 37 Lawrence Ave – Millvale, and 713 Negley Ave – Wilkins to \$5,000.

Motion moved: M. Quinn

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

DCED Grant Update

A. Lewis explained that Staff is working to create a Request for Proposal and will be proactive to get contractors to finish renovating these properties by the new deadline.

PHARE Funding Request Update

A. Sisco shared that the project is ongoing in contracting with Allegheny County – all documents have been submitted and Staff is waiting to receive a contract.

Disposition Process Update

Four properties in Cohort 10 are in the Quiet Title Appeal Period.

Six properties in Cohort 11 are in the Quiet Title process.

Six properties in Cohort 12 are starting the Quiet Title process.

Five properties in Cohort 13 are waiting to start the Quiet Title process.

Approved Application – Property Update

430 Morris – Edgewood

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

36 Chartiers Ave – Rankin

Agreement of Sale executed.

211 Wilkins - Chalfant

Agreement of Sale executed – hoping to close early May.

Tentative Sheriff Sale Schedule

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

There are 43 properties TBD; working their way through the Sheriff Sale process.

Properties in Process

717 N 6th St (657-N-229) – Clairton, 427 N 4th St (764-C-084) – Clairton, 410 Mitchell Ave (879-M-112) – Clairton, Mitchell Ave (879-M-103) – Clairton, Mitchell Ave (879-M-114) – Clairton, Grandview Ave (464-H-119) – McKeesport, 1034 Logan Rd (751-F-163) – North Versailles, Logan Rd (751-F-162) – North Versailles, 1153 North Ave (746-B-118) – Pitcairn, 419 2nd St (747-A-100) – Pitcairn, 3203 Muse Ln (648-M-328) – White Oak, Muse Ln (648-M-323) – White Oak

Waiting for Title Search results prior to mailing 60-Day Acquisition Notices – previously approved by Board.

147 Washington St – Edgewood

New petition filed.

702 Union Ave – McKeesport

Donation agreement in progress.

Properties for Consideration

14 Geneva St (221-H-480) – Etna, 388 Avenue F (373-R-004) – Forest Hills, 321 E 12th Ave (130-R-106) – Homestead, E 12th Ave (130-R-108) – Homestead, 307 19th (131-H-062) – Homestead, 245 E 18th (131-D-128) – Homestead, E 18th Ave (131-D-127) – Homestead, 124 E 15th (131-C-272) – Homestead, 230 E 15th Ave (131-C-294) – Homestead, 102-104 E 14th (131-C-108) – Homestead, Pine Way (131-C-109) – Homestead, 109 E 14th (131-C-096) – Homestead, 736 Patton St Ext (544-R-018) – Monroeville, 1105 4th

Tri-COG Land Bank
Board of Directors Meeting April 20, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

St (301-E-330) – North Braddock, 1101 4th St (301-E-356) – North Braddock, 1013 4th St (301-E-337) – North Braddock, 1014 4th St (301-E-321) – North Braddock, 508 Price St (301-J-091) – North Braddock, 712 ½ Penn St (301-J-335) – North Braddock, Penn St (301-J-337) – North Braddock, 205 Rankin Blvd (236-E-052) – Rankin, 207 Rankin Blvd (236-E-052) – Rankin, 200 10th St (168-J-076) – Sharpsburg, 2314 Columbia (235-A-055) – Swissvale, 421 Fairview Ave (455-J-300) – Turtle Creek, 321 West 7th Ave (090-D-176) – West Homestead, 540 West 7th Ave (090-G-008) – West Homestead, 473 New 8th Ave (090-H-230) – West Homestead, 219 West Ninth (130-N-007) – West Homestead, W 9th Ave (130-N-008) – West Homestead, 255 West 10th Ave (131-A-034) – West Homestead, 169 Angle Ave (091-B-138) – West Homestead, Angle Ave (091-B-142) – West Homestead, 543 Lucia Dr (372-S036) – Wilkins, 115 Ivy St (455-A-301) - Wilkins

Motion for TCLB Staff to pursue the acquisition of the above properties, contingent on title search results, and mail out 60-Day Acquisition Notices.

Motion moved: T. Kurta

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Adjourn

Motion to adjourn the meeting.

Motion moved: R. Livingston

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

The meeting adjourned at 7:11pm.