

Tri-COG Land Bank
Board of Directors Meeting June 8, 2023 5:30pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 5:33pm by E. Skiba

Roll Call

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

Others Present

Natalie Boydston
Joel Garceau
An Lewis
Vannie Wang
Alan Sisco
Kayla Geahry
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 May 11, 2023.

Motion moved: M. Quinn

Seconded: A. Settelmaier

All in favor, none opposed. Motion carried.

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

Motion moved: L. Weyand

Seconded: J. Fisher

All in favor, none opposed. Motion carried.

Executive Session – Property/Application Information Session

Motion to enter executive session at 5:35pm.

Motion moved: A. Settelmaier

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

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Executive Session ended at 6:03pm.

Property Application Deliberation

2114 Duquesne - McKeesport

Application #1 – Charles Cleary

Redevelopment plan to renovate and occupy as owner occupant.

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

The board felt that the application, work plan and budget from Charles Cleary 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 extend a counter offer for *2114 Duquesne – McKeesport* to the applicant, Charles Cleary.

Motion moved: L. Weyand

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

1042 North – Millvale

Application #1 – Skender Homes Group, LLC (John Skender)

Redevelopment plan to renovate and re-sell.

The work plan and application summary from Skender Homes Group, LLC (John Skender) were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Skender Homes Group, LLC (John Skender) 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 *1042 North – Millvale* for sale to the applicant, Skender Homes Group, LLC (John Skender).

Motion moved: A. Settelmaier

Seconded: M. Quinn

All in favor, none opposed. Motion carried

430 Morris – Edgewood

Motion to approve change in sales terms to include \$5,000 buyer's assist for and to move TCLB's Enforcement Mortgage to the 2nd position for *430 Morris – Edgewood*.

Motion moved: M. Quinn

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Organizational Updates

Act 152

Motion to approve the Concurring Resolution authorizing the filing of an application for Act 152 funds for the demolition of *306 Sherman Ave – Dravosburg, 702 Union Ave – McKeesport, and 35 Washington St – Etna* pending engineer review and established pricing.

Motion moved: A. Settelmaier

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Stripe Account

The Board discussed Stripe and how the service works.

Motion to authorize A. Lewis and staff to create a Stripe account to accept online payments through the Tolemi system pending solicitor review.

Motion moved: L. Weyand

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Property Pipeline

TCLB has handled 190 total properties at this time. There are 87 properties in the acquisition process, 55 owned properties, 3 property applications approved (1 house, 2 vacant lots), and 48 properties sold (43 houses, 1 commercial building, 2 vacant lots, 2 side lots). To date, 12 enforcement mortgages have been satisfied. TCLB has owned 101 properties to date.

TCLB Sold Properties

211 Wilkins Ave – Chalfant

Closed on May 11, 2023.

TCLB Owned Property Update

TCLB currently owns 55 properties: 37 houses and 18 vacant lots.

Listed Property Update

519 Sunnyside – East Pittsburgh

Listed for sale – under owner occupancy restriction until November 15, 2023.

125 9th St – Turtle Creek

Listed for sale – under owner occupancy restriction until July 31, 2023.

129 Congress – White Oak

Listed for sale – under owner occupancy restriction until July 31, 2023.

842 Delaware – Braddock Hills

Still listed for sale.

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

2114 Duquesne – McKeesport
Still listed for sale.

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

37 Lawrence Ave – Millvale
Still listed for sale.

306 Sherman Ave + vacant lot – Dravosburg
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.

DCED Grant Update
No update at this time – staff still working toward new deadline.

PHARE Funding Request Update
No update at this time.

Disposition Process Update
Six properties in Cohort 11 will soon be listed for sale.

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

Six properties in Cohort 13 are starting the Quiet Title process.

TCLB is waiting for the deed for one property in Cohort 14.

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.

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199 Oxford Dr – McKeesport
Agreement of Sale in process.

Tentative Sheriff Sale Schedule

There are 41 properties TBD; working their way through the Sheriff Sale process.

TCLB has stopped the Sheriff Sale process for two properties that owners have paid taxes on.

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, 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, Grandview Ave (464-H-119) – McKeesport, 736 Patton St Ext (544-R-018) – Monroeville, 1105 4th 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, 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, 205 Rankin Blvd (236-E-052) – Rankin, 207 Rankin Blvd (236-E-052) – Rankin, 200 10th St (168-J-076) – Sharpsburg, 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, 3203 Muse Ln (648-M-328) – White Oak, Muse Ln (648-M-323) – White Oak
60-Day Acquisition notices mailed – deadline to object July 31, 2023.

147 Washington St – Edgewood
New petition filed.

702 Union Ave – McKeesport
Donation agreement in progress.

Adjourn

Motion to adjourn the meeting.

Motion moved: A. Settelmaier

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:20pm.