

Tri-COG Land Bank
Board of Directors Meeting July 13, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 6:02pm by D. Pasternak

Roll Call

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

Others Present

Natalie Boydston
An Lewis
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 June 8, 2023.

Motion moved: L. Weyand

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

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

Motion moved: A. Settelmaier

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

Executive Session – Property/Application Information Session

Motion to enter executive session at 6:05pm.

Motion moved: A. Settelmaier

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Executive Session ended at 6:17pm.

Property Application Deliberation

519 Sunnyside – East Pittsburgh

Application #1 – Stacie Perry

Use plan to occupy as owner occupant.

The application summary from Stacie Perry was available to the Board for review via Govenda.

Application #2 – Britney L. Gooden

Use plan to occupy as owner occupant.

The application summary from Britney L. Gooden was available to the Board for review via Govenda.

The board felt that the application and budget from Stacie Perry satisfied all requirements, were consistent with the TCLB policies on disposition, and the proof of financing to support the purchase of the property was sufficient.

Motion to authorize A. Lewis and staff to offer *519 Sunnyside – East Pittsburgh* for sale to the applicant, Stacie Perry.

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

1700 & 1702 Wesley St - McKeesport

Application #1 – Atkins Properties, LLC (Moses Onafuwa)

Redevelopment plan to renovate and re-sell or operate as rental.

The work plan and application summary from Atkins Properties, LLC (Moses Onafuwa) were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Atkins Properties, LLC (Moses Onafuwa) 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 *1700 & 1702 Wesley St – McKeesport* for sale to the applicant, Atkins Properties, LLC (Moses Onafuwa).

Motion moved: A. Settelmaier

Seconded: E. Skiba

All in favor, none opposed. Motion carried

568 Stokes Ave – North Braddock & 2342 Buena Vista Ave – Swissvale

Application #1 – Rebuilding Together Pittsburgh

Redevelopment plan to renovate and re-sell to a low/moderate income first-time home owner.

The work plan and application summary from Rebuilding Together Pittsburgh were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Rebuilding Together Pittsburgh 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 *568 Stokes Ave – North Braddock & 2342 Buena Vista Ave – Swissvale* for sale to the applicant, Rebuilding Together Pittsburgh, contingent on 60-Day Disposition responses and FHLB loan approval.

Motion moved: L. Weyand

Seconded: A. Settelmaier

All in favor, none opposed. Motion carried

Organizational Updates

Senate Bill 202

M. Culhane explained that Senate Bill 202 has passed, which will allow Allegheny County to utilize the same sheriff sale procedure as Philadelphia. This cuts down processing time from 12-18 months to 6-8 months and it lowers the redemption period from 9 months to 3 months.

National Land Bank Summit

A. Lewis explained that TCLB submitted two applications to speak at the National Land Bank Summit and both were approved:

1. From Start-Up to Scale: Matching Your Planning to Your Land Bank's Stage of Growth (An)
 - a. With Detroit Land Bank Authority
2. Reno-Lite: Basic Home Repairs Help Create New Homeownership Opportunities (Gary & Alan)
 - a. With Cuyahoga County Land Bank and Wyandotte County Land Bank

The Summit will take place on October 16-17 in Cleveland, OH. A. Lewis suggests board members attend if interested.

Property Pipeline

TCLB has handled 190 total properties at this time. There are 87 properties in the acquisition process, 55 owned properties, 5 property applications approved (3 houses, 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 103 properties to date.

TCLB Owned Property Update

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

Listed Property Update

842 Delaware – Braddock Hills

Still listed for sale.

105 Lynnwood Ave + vacant lots – Chalfant

Still listed for sale.

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519 Sunnyside – East Pittsburgh

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

1700 & 1702 Wesley St – McKeesport

Still listed for sale.

37 Lawrence Ave – Millvale

Still listed for sale.

12 Joseph Ave – Millvale

Still listed for sale – owner occupancy restriction lifted.

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.

713 Negley Ave – Wilkins

Still listed for sale.

DCED Grant Update

A. Lewis explained that TCLB has removed *2342 Buena Vista Ave – Swissvale* from the application with DCED approval due to renovation costs changing drastically since the time of application.

Motion to approve Equity Preservation Services (EPS) bid for the renovation of 650 Mortimer – Wilkins for \$148,238.26 as part of the DCED Blight Remediation Grant.

Motion moved: E. Skiba

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

PHARE Funding Request Update

No update at this time – still waiting for this to move forward.

Disposition Process Update

Fifteen 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.

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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.

199 Oxford Dr – McKeesport

Closing scheduled for July 14, 2023.

2114 Duquesne Ave – McKeesport

Agreement of Sale executed.

1042 North Ave – Millvale

Agreement of Sale executed.

Tentative Sheriff Sale Schedule

TCLB is set to acquire 2 properties at the August Sheriff Sale and 3 properties at the September Sheriff Sale.

There are 36 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, 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, 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, 225 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

Preliminary hearing scheduled for August 9, 2023.

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702 Union Ave – McKeesport
Deed mailed.

Properties For Consideration

915-917 Clay St (167-M-332) – Sharpsburg

A. Lewis explained that Sharpsburg has Act 152 funding to demolish this property and TCLB would acquire after that.

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

Motion moved: L. Weyand

Seconded: A. Settelmaier

All in favor, none opposed. Motion carried.

Adjourn

Motion to adjourn the meeting.

Motion moved: E. Skiba

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:41pm.