

Tri-COG Land Bank
Board of Directors Meeting August 10, 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
Tony Kurta: Absent
Richard Livingston: Present
David Pasternak: Present
Maureen Quinn: Absent
Amanda Settelmaier: Absent
Elaina Skiba: Present
Louis Weyand: Present

Others Present

Natalie Boydston
An Lewis
Kayla Geahry
Mandi Culhane, GRB Law
Anthony Colecchi, Glassport Borough Council
Paul Bieniek, Turtle Creek Valley COG

Pledge of Allegiance

Public Comments

None.

Financial Report/Meeting Minutes

Motion to approve the Minutes dated July 13, 2023.

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

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

Motion moved: R. Livingston

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

Executive Session – Property/Application Information Session

Motion to enter executive session at 6:04pm.

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Executive Session ended at 6:28pm.

Property Application Deliberation

105 Lynnwood – Chalfant

Application #1 – Bill Hamm

Use plan to occupy as owner occupant.

The application summary from Bill Hamm was available to the Board for review via Govenda.

The board felt that the application and budget from Bill Hamm 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 *105 Lynnwood – Chalfant* and the two adjacent lots (109 Lynnwood and Lynnwood Avenue) for sale to the applicant, Bill Hamm.

Motion moved: L. Weyand

Seconded: E. Skiba

All in favor, none opposed. Motion carried.

243 Hawkins Ave – North Braddock

Application #1 – Mon Valley Initiative (MVI)

Redevelopment plan to renovate and re-sell to income-qualified buyers with subsidized secondary mortgages.

The work plan and application summary from Mon Valley Initiative (MVI) were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Mon Valley Initiative (MVI) 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 *243 Hawkins Ave – North Braddock* for sale to the applicant, Mon Valley Initiative (MVI).

Motion moved: R. Livingston

Seconded: L. Weyand

All in favor, none opposed. Motion carried

125 9th St – Turtle Creek

Application #1 – UM Properties LLC

Redevelopment plan to renovate and operate as rental.

The work plan and application summary from UM Properties LLC were available to the Board for review via Govenda.

Application #2 – Radiant Realty LLC

Redevelopment plan to renovate and operate as rental.

The work plan and application summary from Radiant Realty LLC were available to the Board for review via Govenda.

The board felt that the application, work plan and budget from Radiant Realty, 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 *125 9th St – Turtle Creek* for sale to the applicant, Radiant Realty, LLC.

Motion moved: E. Skiba

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried

Organizational Updates

TCLB Board Nomination Committee Creation

The Board discussed terms that will be expiring and the need for a Nomination Committee. E. Skiba and L. Weyand volunteered to sit on the Nomination Committee.

Renovation Contract

A. Lewis explained that *1116 Morrelle – East McKeesport* is ready for renovation. Bids were received for this project and Montiallo Enterprises LLC was the lowest bidder.

Motion to authorize A. Lewis to enter into a contract with Montiallo Enterprises LLC for renovation work of *1116 Morrelle – East McKeesport* for an amount not to exceed \$52,222.50.

Motion moved: R. Livingston

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

TCLB Vacant Lot Program

A. Lewis and Board discuss vacant land uses and possible lots to acquire. The Board receives data analysis for parcels located in Homestead, McKeesport, and North Braddock. N. Boydston explains that TCLB staff are trying to be very cognizant of what parcels they acquire and what can be done to assemble properties in the best way possible for all parties, which may include purchasing lots in the future.

Properties For Consideration

W 9th Ave (130-N-385) – Homestead, W 9th Ave (130-N-387) – Homestead, W 9th Ave (130-N-389) – Homestead, W 9th Ave (130-N-391) – Homestead, W 13th Ave (131-F-319) – Homestead, W 13th Ave (131-F-318) – Homestead, W 13th Ave (131-F-320) – Homestead, W 13th Ave (131-F-321) – Homestead, E 16th Ave (131-C-377) – Homestead, W 11th Ave (131-B-049) – Homestead, W 11th Ave (131-B-047) – Homestead, W 11th Ave (131-B-045) – Homestead, W 11th Ave (131-B-044) – Homestead, W 11th Ave (131-B-040) – Homestead, W 11th Ave (131-B-038) – Homestead, Bailie Ave (382-H-029) – McKeesport, Stokes Ave (301-K-219) – North Braddock, Stokes Ave (301-K-220) – North Braddock

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

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Acquisition Approval

Motion to confirm Board approval for acquisition for 410 Mitchell Ave (879-M-112) – Clairton, 414 Mitchell Ave (879-M-114) – Clairton, and 0 Mitchell Ave (879-M-103) – Clairton at the March 9, 2023 Board Meeting.

Motion moved: E. Skiba

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

Property Pipeline

TCLB has handled 190 total properties at this time. There are 85 properties in the acquisition process, 55 owned properties, 8 property applications approved, and 50 properties sold. To date, 14 enforcement mortgages have been satisfied. TCLB has owned 105 properties to date.

TCLB Owned Property Update

TCLB currently owns 55 properties: 38 houses and 17 vacant lots.

Listed Property Update

	Property	Owner Occupant Restriction?	List Price	Reno Estimate
1	842 Delaware, Braddock Hills	No	\$5,000	Vacant Lot
2	713 Negley, Wilkins	No	\$5,000	\$58,498
3	129 Congress, White Oak	No	\$34,000	\$29,975
4	125 9 th , Turtle Creek	NO	\$24,000	\$30,800
5	2321 Buena Vista (And Vacant Lot), Swissvale	October 30, 2023	\$55,000	\$35,712
6	105 Lynnwood, Chalfant	No	\$5,000	\$39,522
7	37 Lawrence, Millvale	No	\$5,000	Vacant Lot
8	12 Joseph, Millvale	No	\$57,500	\$74,600
9	242 Seneca, Turtle Creek	October 30, 2023	\$35,000	\$55,802
10	422 James, Turtle Creek	October 30, 2023	\$40,000	\$37,603
11	2645 Woodlawn, Monroeville	October 30, 2023	\$40,000	\$24,322
12	2647 Woodlawn, Monroeville	October 30, 2023	\$30,000	No Estimate

DCED Grant Update

The Board received progress photos of the renovations on *650 Mortimer – Wilkins*, which began in late July. TCLB is still waiting on appraisals for some properties. *1172 Grandview Ave – North Braddock* is next in line for renovation.

PHARE Funding Request Update

No update.

Disposition Process Update

TCLB is preparing to list four properties and five adjacent vacant lots for sale.

Six properties are in the Quiet Title process.

Six properties have begun the Quiet Title process.

Three properties are next to start the Quiet Title process.

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Approved Application – Property Update

1042 North Ave – Millvale

Agreement of Sale executed.

519 Sunnyside – East Pittsburgh

Agreement of Sale executed.

2114 Duquesne Ave – McKeesport

Agreement of Sale executed.

1700/1702 Wesley – McKeesport

Agreement of Sale executed.

36 Chartiers Ave – Rankin

Agreement of Sale executed.

568 Stokes Ave – North Braddock

Agreement of Sale executed.

2342 Buena Vista – Swissvale

Agreement of Sale executed.

Tentative Sheriff Sale Schedule

TCLB is set to acquire 3 properties at the September Sheriff Sale and 1 property at the October Sheriff Sale.

There are 79 properties TBD; working their way through the Sheriff Sale process.

Properties in Process

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

60-Day Acquisition notices mailed – deadline to object September 18, 2023.

147 Washington St – Edgewood

Legal proceedings ongoing.

702 Union Ave – McKeesport

Deed mailed.

Adjourn

Motion to adjourn the meeting.

Motion moved: E. Skiba

Seconded: C. Jennings-Rivera

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:56pm.