

Tri-COG Land Bank
Board of Directors Meeting October 12, 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: Present
Richard Livingston: Present via ZOOM
David Pasternak: Present
Maureen Quinn: Present via ZOOM
Amanda Settelmaier: Present via ZOOM
Elaina Skiba: Present via ZOOM
Louis Weyand: Absent

Others Present

Alan Sisco
An Lewis
Anthony Colecchi, Glassport Borough
Vannie Wang
Kayla Geahry
Mandi Culhane, GRB Law

Pledge of Allegiance

Public Comments

None.

Financial Report/Meeting Minutes

Motion to approve the Minutes dated September 14, 2023.

Motion moved: T. Kurta

Seconded: C. Rivera

All in favor, none opposed. Motion carried.

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

Motion moved: E. Skiba

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

Executive Session – Property/Application Information Session

Motion to enter executive session at 6:04pm.

Motion moved: R. Livingston

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

Executive Session ended at 6:18pm.

Property Application Deliberation

Park Ave & 283 Park Ave – Braddock Hills

Application #1 – Conrad Colaric

Redevelopment plan to use as expansion of yard.

The application summary from Conrad Colaric was available to the Board for review via Govenda.

The board felt that the application and budget from Conrad Colaric 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 *Park Ave & 283 Park Ave – Braddock Hills* for sale to the applicant, Conrad Colaric.

Motion moved: E. Skiba

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

129 Congress St – White Oak

Application #1 – Mohamed Shabaan Mustafa

Redevelopment plan to renovate and live in as owner occupant.

The work plan and application summary from Mohamed Shabaan Mustafa were available to the Board for review via Govenda.

Motion to authorize A. Lewis and staff to offer *129 Congress St – White Oak* for sale to the applicant, Mohamed Shabaan Mustafa.

Motion moved: C. Rivera

Seconded: T. Kurta

Roll Call Vote: C. Rivera – Yes, T. Kurta – Yes, R. Livingston – Yes, D. Pasternak – Yes, M. Quinn – Yes, E. Skiba - Yes

Motion carried.

Organizational Updates

New Member

Motion to approve Resolution #2-2023 to accept Reserve Township as a member of the Tri-COG Land Bank starting January 1, 2024.

Motion moved: M. Quinn

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

Retaining Wall

A. Lewis explained that TCLB has owned *1172 Grandview – North Braddock* for a long time and the retaining wall has shifted and collapsed on the back of the house. The Board discussed the cost of this project; staff confirmed that buyers may not want to purchase unless this is fixed.

Motion to approve an engineer to design the retaining wall of *1172 Grandview – North Braddock* for a price not to exceed \$14,000.

Motion moved: M. Quinn

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

TCLB 2024 Draft Budget

The Board was provided with a copy of the TCLB 2024 Draft Budget and a graph depicting TCLB's finances for 2017-2022. A. Lewis explained the budget and outlook for the next few years, which is built on an aggressive timeline of growth with an intention to increase the amount of properties purchased in 2024. This strategy should allow TCLB's budget to equalize over the next two years. The Board will vote on the budget at the November meeting.

Construction Junction – Deconstruction

A. Lewis explained that TCLB recently received 702 Union – McKeesport as a donation which will be demolished in the future. TCLB is working with Construction Junction to remove many pieces of the home like stained glass and flooring to be deconstructed and repurposed.

Property Pipeline

TCLB has owned 110 properties to-date. There are 78 properties in the acquisition process, 55 owned properties, 3 property applications approved, and 55 properties sold. To date, 15 enforcement mortgages have been satisfied.

TCLB Owned Property Update

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

Listed Property Update

Property	Owner Occupant Restriction?	List Price	Reno Estimate
842 Delaware, Braddock Hills	No	\$5,000	Vacant Lot
713 Negley, Wilkins	No	\$5,000	\$58,498
129 Congress, White Oak	No	\$34,000	\$29,975
2321 Buena Vista (And Vacant Lot), Swissvale	October 30, 2023	\$55,000	\$35,712
37 Lawrence, Millvale	No	\$5,000	Vacant Lot
12 Joseph, Millvale	No	\$57,500	\$74,600
242 Seneca, Turtle Creek	October 30, 2023	\$35,000	\$55,802
2645 Woodlawn, Monroeville	October 30, 2023	\$40,000	\$24,322
2647 Woodlawn, Monroeville	October 30, 2023	\$30,000	No Estimate
Park 235-M-38 & 283 Park Ave, Braddock Hills	Vacant Lots	\$14,500	Vacant Lots
Glosser St - 375-P-281 / 375-P-282/ 375-P-283, East Pittsburgh	Vacant Lots	\$5,500	Vacant Lots
Buena Vista St (235-E-278, 235-E-280, 235-E-281), Swissvale	Vacant Lots	\$14,500	Vacant Lots
Interlaken Dr, Monroeville	Vacant Lot	\$43,000	Vacant Lot

DCED Grant Update

A. Sisco informed the Board that the renovations at *650 Mortimer – Wilkins* will be finished in the next few weeks. *1172 Grandview – North Braddock* will be renovated next.

Tri-COG Land Bank
Board of Directors Meeting October 12, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Disposition Process Update

TCLB is preparing to list one property for sale.

Six properties are in the Quiet Title process.

Six properties are next to start the Quiet Title process.

Four properties are waiting to be demolished (ACT 152 Funds).

Five properties finished the Quiet Title process and are holding for various reasons.

One property is under TCLB conservatorship and is waiting to be demolished.

Approved Application – Property Update

581 6th St – Pitcairn

Agreement of Sale executed.

125 9th St – Turtle Creek

Agreement of Sale executed.

105 Lynnwood, 109 Lynnwood, Lynnwood – Chalfant

Agreement of Sale executed.

422 James St – Turtle Creek

Agreement of Sale executed.

36 Chartiers Ave – Rankin

Agreement of Sale executed. Putting bid packet together for demolition.

2342 Buena Vista – Swissvale

Agreement of Sale executed.

568 Stokes Ave – North Braddock

Agreement of Sale executed.

243 Hawkins Ave – North Braddock

Agreement of Sale in process.

Tentative Sheriff Sale Schedule

TCLB is set to acquire 3 properties at the November Sheriff Sale, 15 properties at the December or January Sheriff Sale, 5 properties at the February Sheriff Sale, 5 properties at the March Sheriff Sale, 9 properties at the April Sheriff Sale, 5 properties at the May Sheriff Sale, and 2 properties each at the June and July Sheriff Sales.

There are 27 properties TBD; working their way through the Sheriff Sale process.

Properties in Process

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-

Tri-COG Land Bank

Board of Directors Meeting October 12, 2023 6:00pm

Steel Rivers Council of Governments – HSC Conference Room

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
60-Day Acquisition notices mailed – deadline to object December 4, 2023.

311 Euclid Ave – Glassport (467-L-176), 401 Euclid Ave – Glassport (467-L-155), 843 Delaware Ave – Glassport (558-M-011), 136 Brighton St – Chalfant (347-I-309), 215 Pennsylvania Ave – Clairton (657-K-068), 419 Robinson Pl – Pitcairn (746-N-075)

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: T. Kurta

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

Adjourn

Motion to adjourn the meeting.

Motion moved: E. Skiba

Seconded: M. Quinn

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:53pm.