

Tri-COG Land Bank
Board of Directors Meeting November 9, 2023 6:00pm
Steel Rivers Council of Governments – HSC Conference Room

Call to Order: 6:03pm by D. Pasternak

Roll Call

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

Others Present

An Lewis
Kayla Geahry
Natalie Boydston
Anthony Colecchi, Glassport Borough
Mandi Culhane, GRB Law

Pledge of Allegiance

Public Comments

None.

Financial Report/Meeting Minutes

Motion to approve the Minutes dated October 12, 2023.

Motion moved: E. Skiba

Seconded: C. Rivera

All in favor, none opposed. Motion carried.

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

Motion moved: L. Weyand

Seconded: R. Livingston

All in favor, none opposed. Motion carried.

Executive Session – Property/Application Information Session

Motion to enter executive session at 6:05pm.

Motion moved: E. Skiba

Seconded: C. Rivera

All in favor, none opposed. Motion carried.

Executive Session ended at 6:12pm.

Property Application Deliberation

306 Interlaken Dr - Monroeville

Application #1 – Edward Makar

Redevelopment plan for new construction on the vacant lot to occupy as owner occupant.

The application summary from Edward Makar was available to the Board for review via Govenda.

The board felt that the application and budget from Edward Makar 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 *306 Interlaken Dr – Monroeville* for sale to the applicant, Edward Makar.

Motion moved: T. Kurta

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Organizational Updates

LSA Grant

TCLB is eligible to apply for LSA grants and staff have been working on an application for the funding to acquire 39 blighted properties and the demolition of 3 structures in North Braddock.

Motion to approve the Authorized Official Resolution for a request to the Statewide Local Share Assessment grant from the Commonwealth Financing Authority to be used for acquisition of 39 blighted properties and the demolition of three structures.

Motion moved: R. Livingston

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

TCLB 2024 Budget

Discussion about going into savings for the budget and whether the grant funding is confirmed or not. A. Lewis confirmed it's a mix of both.

Motion to approve the TCLB 2024 Budget.

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

GRB Law

M. Culhane discussed fee changes and A. Lewis confirmed the 2024 budget reflects these changes.

Motion to approve the Revised Fee Agreement with GRB Law.

Motion moved: E. Skiba

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

1172 Grandview – North Braddock

The Board discussed budgeting and grant amounts for the project at 1172 Grandview in North Braddock.

Motion to proceed with work to fix the retaining wall of *1172 Grandview – North Braddock* once scope and contracting is finalized, not to exceed \$40,000.

Motion moved: E. Skiba

Seconded: C. Rivera

All in favor, none opposed. Motion carried.

Motion to enter into a contract with Equity Preservation Services LLC for renovation work of *1172 Grandview Ave – North Braddock* for an amount not to exceed \$50,000.

Motion moved: T. Kurta

Seconded: C. Rivera

All in favor, none opposed. Motion carried.

Appropriations Request Update

A. Lewis informed the Board that a press release from Senator Fetterman's office was published, stating that this request was in the Senate's budget; the budget must still go through the House of Representatives.

Act 152 Request

A. Lewis informed the Board that TCLB submitted a relatively small request for demolition funding to Allegheny County that was denied. Since this request was tied to the appropriations request, A. Lewis reached out to Allegheny County and was informed that if the federal funding comes through, they will release monies for the demolition of 2 of 3 structures.

568 Stokes Ave – North Braddock

A. Lewis explained that RTP partnered with First Commonwealth Bank volunteers to clean out the property located at 568 Stokes Ave – North Braddock. The event was featured in 16 total broadcast television clips, which earned more than 570,000 impressions and web stories.

Property Pipeline

TCLB has owned 111 properties to-date. There are 94 properties in the acquisition process, 55 owned properties, 10 property applications approved, and 56 properties sold. To date, 16/39 enforcement mortgages have been satisfied.

The Board was provided with before/after photos of *1114 Wilkins – Braddock Hills* following buyer renovation.

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
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
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

No update.

Disposition Process Update

TCLB is preparing to list one property for sale.

Six properties are in the Quiet Title process.

Eight 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

125 9th St – Turtle Creek

Agreement of Sale executed.

105 Lynnwood, 109 Lynnwood, Lynnwood – Chalfant

Agreement of Sale executed.

129 Congress St – White Oak

Agreement of Sale executed.

422 James St – Turtle Creek

Agreement of Sale executed.

283 Park Ave and Park Ave – Braddock Hills

Agreement of Sale in process.

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36 Chartiers Ave – Rankin

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

568 Stokes Ave – North Braddock

Agreement of Sale executed.

2342 Buena Vista – Swissvale

Agreement of Sale executed.

243 Hawkins Ave – North Braddock

Agreement of Sale in process.

Tentative Sheriff Sale Schedule

TCLB is set to acquire 17 properties at the December or January Sheriff Sale, 4 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.

Priority Bid

M. Culhane informed the Board that future legislation may help with the equity issue.

Motion to enter executive session at 6:47pm.

Motion moved: D. Pasternak

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Executive session ended at 6:56pm.

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-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)

60-Day Acquisition notices mailed – deadline to object December 26, 2023.

0 Baldrige Ave (301-N-188) – North Braddock, 0 Baldrige Ave (301-N-187) – North Braddock, 0 Railroad Ave (301-N-192) – North Braddock, 0 Railroad Ave (301-N-193) – North Braddock, 0 Railroad Ave (301-N-194) – North Braddock, 0 Railroad Ave (301-N-195) – North Braddock, 548 Baldrige Ave

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*(301-N-189) – North Braddock, 548 Baldrige Ave (301-N-190) – North Braddock, 574 Baldrige Ave
(301-N-176) – North Braddock, 750 Aucilla Aly (546-M-029) – East McKeesport, 1150 Morrelle Ave (547-A-363) – East McKeesport, 255 Rosecrest Dr (640-H-316) – Monroeville, 354 W 12th Ave (131-E-317) – Homestead*

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

Motion moved: E. Skiba

Seconded: L. Weyand

All in favor, none opposed. Motion carried.

Adjourn

Motion to adjourn the meeting.

Motion moved: E. Skiba

Seconded: T. Kurta

All in favor, none opposed. Motion carried.

The meeting adjourned at 6:58pm.