

Tri-COG Land Bank

January 9, 2025 TCLB Board Meeting 6:00pm

Minutes

Board of Directors In Attendance: Mike Belmonte; Kelly Henderson; Tony Kurta; Richard Livingston; Maureen Quinn; Amanda Settelmaier; Louis Weyand

Meeting Introduction

Call to Order at 6:02pm

Roll Call

Pledge of Allegiance

Public Comments – None

Meeting Minutes / Financial Report

Motion to approve the Minutes dated December 12, 2024

Motion: Richard Livingston / Motion 2nd by Mike Belmonte

All in favor. None opposed.

Motion to Approve the List of Bills as dated and Financial Report

Motion: Maureen Quinn / Motion 2nd by Mike Belmonte

All in favor. None opposed.

TCLB Property Disposition

Executive Session – Property/Application Information Session

Motion to go into Executive Session

Motion: Louis Weyand / Motion 2nd by Amanda Settelmaier

All in favor. None opposed.

Enter Session: 6:05pm / Exit Session: 6:13pm

Property/Application Deliberation

435 Iowa Ave, Glassport (467-R-327)

435 Iowa Ave, Glassport

2bd, 1ba, 1,290 sqft home on 3,218 sqft lot

Listing Price: \$17,000

Estimated Renovation Cost: \$16,375

Application:

435Iowa _Applicant001

Redevelopment Plan: Renovate and occupy as Owner Occupant

Offer Amount: \$17,000

Estimated Cost of Improvements: \$16,375

The application summary from Sholpan Szulczyk was available to the Board for review. The board felt that the application satisfied all requirements, was consistent with the TCLB policies on disposition, and the proof of financing to support the purchase and renovation of the property was sufficient.

Motion for A. Lewis and staff to offer 435 Iowa Ave, Glassport (467-R-327), for sale to the applicant.

Motion: Richard Livingston / Motion 2nd by Tony Kurta

All in favor. None opposed.

Organizational Updates

Board Executive Committee Elections

Elaina has recommended Tony Kurta as Chair.

Motion to approve Tony Kurta as Chair and retain current committee members as they are.

Motion by Richard Livingston / Motion 2nd by Louis Weyand

All in favor. None opposed.

Chair: Tony Kurta

Vice Chair: Elaina Skiba

Treasurer: Maureen Quinn

Secretary: Amanda Settelmaier

Reminder to complete Statement of Financial Interest Forms

Motion to approve updated language in the TCLB Property Pricing Policy as included in Board packet

Motion by Maureen Quinn / Motion 2nd by Amanda Settelmaier

All in favor. None opposed.

TCLB Property Update

Property Pipeline: TCLB currently owns 87 properties; 50 houses and 37 vacant lots

Sold Properties

Request to extend Enforcement Mortgage for Enforcement Mortgage for 611 Snowball in Monroeville.

Motion to extend the Enforcement Mortgage for 611 Snowball in Monroeville for six months (until 12/2/2025) for Buyer to complete the renovations.

Motion: Tony Kurta / Motion 2nd by Richard Livingston

All in favor. None opposed.

Motion to adjourn meeting.

Motion: Maureen Quinn / 2nd by Richard Livingston

All in favor. None opposed.

TCLB meeting adjourned at 6:32pm