

Tri-COG Land Bank
February 13, 2025 TCLB Board Meeting 6:00pm
Minutes

Board of Directors In Attendance: Mike Belmonte; Crystal Jennings-Rivera; Richard Livingston; Maureen Quinn; Amanda Settelmaier; Elaina Skiba

Meeting Introduction

Call to Order at 6:08pm

Roll Call

Pledge of Allegiance

Public Comments – None

Meeting Minutes / Financial Report

Motion to approve the Minutes dated January 9, 2025

Motion: Richard Livingston / Motion 2nd by Maureen Quinn

All in favor. None opposed.

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

Motion: Amanda Settelmaier / Motion 2nd by Richard Livingston

All in favor. None opposed.

TCLB Property Disposition

Executive Session – Property/Application Information Session

Motion to go into Executive Session

Motion: Amanda Settelmaier / Motion 2nd by Maureen Quinn

All in favor. None opposed.

Enter Session: 6:13pm / Exit Session: 6:36pm

Property/Application Deliberation

316 5th St, Glassport (467-R-128)

316 5th St, Glassport

4bd, 2ba, 3,250 sqft home

Listing Price: \$18,000

Estimated Renovation Cost: \$56,442

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Application

316 5th _Applicant001 (Frank Molnar)
Redevelopment Plan: Operate Property as Rental
Offer Amount: \$18,000
Estimated Cost of Improvements: \$60,200

The application summary for Frank Molnar 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 A. Lewis and staff to offer 316 5th St, Glassport (467-R-128), for sale to Frank Molnar.
Motion: Maureen Quinn / Motion 2nd by Elaina Skiba
All in favor. None opposed.

2035 Crestas Ave, North Versailles (376-L-264)

2035 Crestas Ave, North Versailles
3bd, 1ba, 1,235 sqft home on 6,394 sqft lot
Listing Price: \$18,000
Estimated Renovation Cost: \$54,940

Application

2035 Crestas _Applicant001 (Dennis & Monet Ham)
Redevelopment Plan: Operate Property as Rental or Re-Sell
Offer Amount: \$18,000
Estimated Cost of Improvements: \$75,50

The application summary for Dennis & Monet Ham 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 A. Lewis and staff to offer 2035 Crestas Ave, North Versailles (376-L-264), for sale to Dennis & Monet Ham.
Motion: Amanda Settelmaier / Motion 2nd by Maureen Quinn
All in favor. None opposed.

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311 Tintsman Ave (456-M-128) and 307 Tintsman Ave (456-M-125), North Versailles

311 Tintsman Ave and 307 Tintsman Ave, North Versailles

4bd, 2ba, 2,156 sqft home

Listing Price: \$15,000

Estimated Renovation Cost: \$67,172

Application

311 Tintsman Ave and Tintsman _Applicant001 (Wael Mohamed)

Redevelopment Plan: Developer who commits to selling to an Owner Occupant

Offer Amount: \$12,000

Estimated Cost of Improvements: \$75,560

The application summary for Wael Mohamed 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.

311 Tintsman Ave and Tintsman _Applicant002 (Adam Mubarak)

Redevelopment Plan: Owner Occupant

Offer Amount: \$15,000

Estimated Cost of Improvements: \$34,350

The application summary for Adam Mubarak 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.

311 Tintsman Ave and Tintsman _Applicant003 (Low Country Building Solutions)

Redevelopment Plan: Developer who commits to selling to an Owner Occupant

Offer Amount: \$15,000

Estimated Cost of Improvements: \$110,725

The application summary for Low Country Building Solutions 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 A. Lewis and staff to offer 311 Tintsman Ave (456-M-128) and 307 Tintsman Ave (456-M-125), North Versailles for sale to Low Country Building Solutions.

Motion: Richard Livingston / Motion 2nd by Amanda Settelaar

All in favor. None opposed.

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Organizational Updates

Motion to approve TCLB credit card limits to be increased with First Commonwealth Bank to an organization limit of \$25,000

Motion: Richard Livingston / Motion 2nd by Elaina Skiba

All in favor. None opposed.

Developer to Owner Occupant Policy Update

TCLB needs to modify the Developer to Owner Occupant Policy to allow flexibility for a Developer to identify an owner occupant buyer prior to sale. Mandi to review the final language.

Motion to modify the Developer to Owner Occupant Policy and finalize the document pending review from GRB.

Motion: Maureen Quinn / Motion 2nd by Crystal Jennings-Rivera

All in favor. None opposed.

Approval of New Land Bank Members Update

TCLB recently learned that the requirement to pass an ordinance to enter into an ICA has been changed and that municipalities now only have to pass a resolution. TCLB's policies already state that when a new member joins they are required to pass an ordinance or resolution. Not having to pass an ordinance reduces the cost and time for municipalities. Ordinances have to be advertised, but resolutions do not. No changes need to be made for TCLB protocol except to update potential new members of this option.

Property Security Deposit Update

TCLB is updating the security deposit amount for property sales from \$1,000 or 3%, whichever is higher to:

For one property: \$2,500 or 3%, whichever is higher

One Property + Lot: \$3,000 or 3%, whichever is higher

Vacant Lot: \$1,500 or 3%, whichever is higher

Pennsylvania Land Bank Network – TCLB Fiscal Sponsor

Motion for Tri-COG Land Bank to be the fiscal sponsor of the Pennsylvania Land Bank Network until such time as the PA Land Bank Network can have that responsibility for themselves.

Motion by Maureen Quinn / Motion 2nd by Crystal Jennings-Rivera

All in favor. None opposed.

The Pennsylvania Housing Alliance, the organization that formed the Pennsylvania Land Bank Network (PALBN), has shifted their focus to homelessness and affordable housing. There is a small group that has been exploring ways to reinvigorate the PALBN, including how to fund planning. The Municipal Assistance Program

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Grant (MAP) through DCED funds strategic plans and as fiscal sponsor, TCLB can apply for the grant on behalf of the PALBN. We have already spoken with DCED about applying for the grant. The MAP grant requires a 50% match, which we would work to raise from a foundation; we have already been in contact with a foundation in regards to this grant. The deadline for the MAP Grant is March 1, 2025. If the MAP grant is awarded to this project, but we are unable to raise funding for the 50% required match, TCLB will not accept the grant.

Motion to approve Resolution 1-2025 for Tri-COG Land Bank, acting as fiscal sponsor, to submit an application for the Pennsylvania Department of Community and Economic Development - Municipal Assistance Program (MAP) for up to \$50,000 and to commit resources of up to \$50,000 as match, as required, for said project.

Motion: Richard Livingston / Motion 2nd by Crystal Jennings-Rivera
All in favor. None opposed.

TCLB Property Update

Property Pipeline: TCLB currently owns 85 properties; 50 houses and 35 vacant lots

Acquired Properties

712 ½ Penn St, North Braddock

0 Penn St (301-J-337), North Braddock (adjacent vacant lot to 712 ½ Penn)

Sold Properties

Airbrake Ave Vacant Lots (456-H-23 and 456-H-25)

Owned Properties

PHARE Properties in Clairton – due the bids received for the project being much higher than anticipated the property at 211 Pennsylvania Ave was removed from this project. TCLB is planning to list the property in April/May.

242 Seneca Ave in Turtle Creek was relisted for sale

New listed properties for Sale 2727 Grandview and adjacent vacant lot in McKeesport and 421 Fairview in Turtle Creek

Sold Properties

129 Congress Ave, White Oak – The Enforcement Mortgage was satisfied

Motion to adjourn meeting.

Motion: Richard Livingston / Motion 2nd by Crystal Jennings-Rivera
TCLB meeting adjourned at 7:15 pm