

Tri-COG Land Bank

March 13, 2025 TCLB Board Meeting 6:00pm

Minutes

Board of Directors In Attendance: Crystal Jennings-Rivera; Kelly Henderson; Tony Kurta; Richard Livingston; Maureen Quinn; Amanda Settelmaier; Elaina Skiba; 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 February 13, 2025

Motion: Richard Livingston / Motion 2nd by Crystal Jennings-Rivera

All in favor. None opposed.

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

Motion: Maureen Quinn / 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: Elaina Skiba / Motion 2nd by Louis Weyand

All in favor. None opposed.

Enter Session: 6:04pm / Exit Session: 6:27pm

Property/Application Deliberation

1172 Grandview Ave, North Braddock (374-K-290)

1bd, 1ba, 672 sqft home

Listing Price: \$18,500

Estimated Renovation Cost: \$19,568

Application

1172Grandview _Applicant_01 (Daniel Krehbiel)

Redevelopment Plan: Occupy as Owner Occupant

Offer Amount: \$8,500

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Estimated Cost of Improvements: \$19,568

The application summary for Daniel Krehbiel 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 counteroffer 1172 Grandview Ave, North Braddock (374-K-290), for sale to Daniel Krehbiel for \$10,000. TCLB staff to approve any counteroffer at their discretion.

Motion: Richard Livingston / Motion 2nd by Elaina Skiba

All in favor. None opposed.

2727 Grandview Ave + 0 Grandview Ave, McKeesport (464-H-120 + 464-H-119)

2bd, 1ba, 1,080 sqft home on 5,000 sqft lot

Listing Price: \$8,500

Estimated Renovation Cost: \$42,260

Application

2727Grandview_Applicant_01 (Syeda Ara & Syed Hasan)

Redevelopment Plan: Occupy as Owner Occupant

Offer Amount: \$8,500

Estimated Cost of Improvements: \$42,260

The application summary for Syeda Ara & Syed Hasan 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 2727 Grandview Ave + 0 Grandview Ave, McKeesport (464-H-120 + 464-H-119), for sale to Syeda Ara & Syed Hasan.

Motion: Maureen Quinn / Motion 2nd by Amanda Settelaar

All in favor. None opposed.

310 N Monongahela Ave, Glassport (384-R-234)

3bd, 1ba, 1,596sqft home on 3,300sqft lot

Listing Price: \$12,000

Estimated Renovation Cost: \$71,165

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Application

310NMonongahela _Applicant_01 (Jeremy Watson)

Redevelopment Plan: Occupy as Owner Occupant

Offer Amount: \$10,000

Estimated Cost of Improvements: \$6,000

The application summary for Jeremy Watson 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 310 N Monongahela Ave, Glassport (384-R-234) for sale to Jeremy Watson.

Motion: Louis Weyand / Motion 2nd by Elaina Skiba

All in favor. None opposed.

Properties for Consideration

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

Parcel ID	Address	Municipality
130-S-337	1317 Margaret St	Munhall
130-S-336	0 Margaret St	Munhall
130-S-323	1221 Margaret St	Munhall
130-S-343	1202 Margaret St	Munhall
133-F-238	3913 W Run Rd	Munhall
131-H-34	214 E 18 th Ave	Munhall
131-H-37	0 E 18 th Ave	Munhall
132-R-175	3513 Trautman St	Munhall
130-S-204	1309 Louise	Munhall
130-S-278	1312 Louise	Munhall
130-L-125	429 11th	Munhall
179-N-232	879 11th	Munhall
460-P-249	100 Congress	White Oak

Motion: Richard Livingston / Motion 2nd by Maureen Queen

All in favor. None opposed.

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TCLB Property Update

Property Pipeline: TCLB currently owns 86 properties

2025 Acquired Properties

712 ½ Penn St, North Braddock

0 Penn St, North Braddock (adjacent vacant lot to 712 ½ Penn)

1150 Morrelle Ave, East McKeesport

2851 Mount Troy Rd, Reserve

2025 Sold Properties

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

2321 Buena Vista St + 0 Buena Vista St, Swissvale

435 Iowa Ave, Glassport

2616 Milburn St, McKeesport

Motion to adjourn meeting.

Motion: Richard Livingston / Motion 2nd by Crystal Jennings-Rivera

TCLB meeting adjourned at 7:07 pm