

Tri-COG Land Bank

April 10, 2025 TCLB Board Meeting 6:00pm

Meeting Minutes

Board of Directors In Attendance:

Mike Belmonte; Kelly Henderson; Tony Kurta; Maureen Quinn; Elaina Skiba; Louis Weyand

Others In Attendance:

Mandi Culhane (GRB Law); An Lewis; Natalie Boydston; Kayla Geahry; Gary Hitchins; Penny Donaldson

Meeting Introduction

Call to Order at 6:05pm by Tony Kurta

(6) Board Members Present

No Public Comments

Meeting Minutes / Financial Report

Motion to approve the Minutes dated March 13, 2025

Motion 1st: Elaina Skiba / Motion 2nd: Maureen Quinn

All in favor. None opposed.

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

Motion 1st: Maureen Quinn / Motion 2nd: Louis Weyand

All in favor. None opposed.

TCLB Property Disposition

Executive Session – Property/Application Information Session

Motion to go into Executive Session

Motion 1st: Elaina Skiba / Motion 2nd: Maureen Quinn

All in favor. None opposed.

Session Start: 6:08pm Session End: 6:38pm

Property/Application Deliberation

2727 Grandview Ave + Vacant Lot, McKeesport (464-H-120 & 464-H-119)

Under Owner Occupant Restriction

2bd, 1ba, 1,080 sqft home with 5,000 sq ft land

Listing Price: \$8,500

Estimated Renovation Cost: \$ 42,260

Application

2727Grandview_Applicant01 (Garry Grant)

Redevelopment Plan: Owner Occupant

Offer Amount: \$6,000

Estimated Cost of Improvements: \$51,150.44

The application summary for Garry Grant 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 2727 Grandview Ave + adjacent vacant lot (464-H-120 + 464-H-119), for sale to Garry Grant for \$8,000. TCLB staff to approve any counteroffer at their discretion.

Motion 1st: Maureen Quinn / Motion 2nd: Elaina Skiba

All in favor. None opposed.

3767 Evergreen Dr, Monroeville (742-R-80)

Vacant Lot: 8,655 sq ft

Listing Price: \$23,200

Application

3767 Evergreen _Applicant01 (Michael and Jessie Kohlmann)

Redevelopment Plan: New Construction; Occupy as Owner Occupant

Offer Amount: \$29,000

The application summary for Michael and Jessie Kohlman was available to the Board for review. The board felt that the application was consistent with the TCLB policies on disposition and satisfied requirements, however additional proof of financing to support the renovation of the property was needed.

3767 Evergreen _Applicant02 (Lindsey McCreary)

Redevelopment Plan: New Construction; Occupy as Owner Occupant

Offer Amount: \$20,000

The application summary for Lindsey McCreary was available to the Board for review. The board felt that the application was consistent with the TCLB policies on disposition and satisfied requirements, however additional proof of financing to support the renovation of the property was needed.

Motion: A. Lewis and staff to offer 3767 Evergreen Dr, Monroeville (742-R-80) for sale to Lindsey McCreary for \$20,000 with proof of funding within 30 days.

Motion 1st: Mike Belmonte / Motion 2nd: Elaina Skiba

All in favor. None opposed.

Organizational Update

Motion to approve the TCLB 2024 Audit

Motion 1st: Maureen Quinn / Motion 2nd: Louis Weyand

All in favor. None opposed.

Motion to submit TCLB 2024 Annual Report and 2024 Audit to the Department of Community and Economic Development

Motion 1st: Maureen Quinn / Motion 2nd: Tony Kurta

All in favor. None opposed.

State Legislation Updates

An provided an update to the Board about two Pennsylvania bills, House Bill 369 and House Bill 743, that TCLB is monitoring and reaching out to legislators to discuss and express concerns.

Meeting with Foundations on April 28th

An, Natalie, and Alan have a meeting scheduled on April 28th with several foundations and staff at Allegheny County. The meeting is to provide an update on TCLB's successes and discuss ways that TCLB wants to grow.

TCLB Property Update

Property Pipeline: TCLB currently owns 95 Properties; 52 houses and 43 vacant lots

Acquired Properties

Acquired at the April 2025 Sheriff's Sale

Chalfant	374-L-309	136 Brighton St.
Homestead	131-B-40	West 11th Ave.
Homestead	131-B-44	West 11th Ave.
Homestead	131-B-49	West 11th Ave.
Homestead	131-B-45	West 11th Ave.
Homestead	131-C-377	East 16th Ave.
Homestead	131-F-319	West 13th Ave.
Homestead	131-B-47	West 11th Ave.
West Homestead	130-N-8	West 9th Ave.

Owned Property

New Listed for Sale

414 Mitchell Ave – Clairton

717 N 6th St – Clairton

846 Florence Ave and adjacent vacant lot – East McKeesport

0 Bailie Ave - McKeesport

Re-listed for sale

2727 Grandview and Vacant Lot, McKeesport

310 N Monongahela

Properties for Consideration

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

Parcel ID	Address	Municipality
165-P-39	1137 Evergreen Ave	Millvale

Motion 1st: Elaina Skiba / Motion 2nd: Tony Kurta

All in favor. None opposed.

Motion to Adjourn

Motion 1st: Maureen Quinn / Motion 2nd: Louis Weyand

All in favor. None opposed.

Meeting Adjourned 7:09pm