

Tri-COG Land Bank
May 8, 2025 TCLB Board Meeting 6:00pm
Meeting Minutes

Board of Directors In Attendance:

Crystal Jennings-Rivera; Kelly Henderson; Tony Kurta; Richard Livingston; Amanda Settelmaier; 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 6:03pm by Tony Kurta

(7) Board Members Present

No Public Comments

Meeting Minutes / Financial Report

Motion to approve the Minutes dated April 10, 2025

Motion 1st: Elaina Skiba / Motion 2nd: Richard Livingston

All in favor. None opposed.

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

Motion 1st: Amanda Settelmaier / Motion 2nd: Tony Kurta

All in favor. None opposed.

TCLB Property Disposition

Executive Session – Property/Application Information Session

Motion to go into Executive Session

Motion 1st: Louis Weyand / Motion 2nd: Amanda Settelmaier

All in favor. None opposed.

Session Start: 6:07pm Session End: 6:30pm

Property/Application Deliberation

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

3 bedroom, 1 bath, 1,596 sqft house; Lot size 3,300 sqft

Listing Price: \$12,000

Estimated Renovation Cost: \$71,165

Application

310 N Monongahela_Applicant01 (Dabaccx Development LLC, Toi Johnson)

Redevelopment Plan: Renovate and re-sell

Offer Amount: \$10,000

Estimated Cost of Improvements: \$110,000

The application summary for Dabaccx Development LLC 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 (384-R-234) for sale to the applicant, Dabacx Development LLC, Toi Johnson, contingent on proof of up-to-date account for taxes for property located at 1611 Scott St, McKeesport.
Motion 1st: Elaina Skiba / Motion 2nd: Richard Livingston
All in favor. None opposed.

626 Ohio Ave (558-B-27), Glassport

3 bedroom, 1 bath, 1,228 sqft house; Lot size 2,750 sqft

Listing Price: \$12,500

Estimated Renovation Cost: \$52,639

Application

626 Ohio Ave Applicant01 (Becoate Properties LLC, Lonnell Becoate)

Redevelopment Plan: Renovate and operate as rental

Offer Amount: \$7,500

Estimated Cost of Improvements: \$61,500

The application summary for Becoate Properties LLC 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 626 Ohio Ave (558-B-27) for sale to the applicant, Becoate Properties LLC, Lonnell Becoate.

Motion 1st: Amanda Settelmaier / Motion 2nd: Elaina Skiba

All in favor. None opposed.

Organizational Update

Motion to designate An Lewis, as Executive Director of TCLB, to be the Authorized Representative to sign any official documents related to the HUD Appropriations grant

Motion 1st: Richard Livingston / Motion 2nd: Crystal Jennings-Rivera

All in favor. None opposed.

Foundation Meeting Update

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

In a follow-up of the meeting, additional meetings are planned.

June Board and Advisory Meeting

At the June Board and Advisory Committees' Meeting, Allegheny County's Vacant Property Recovery Program and TCLB are presenting options for addressing vacant and abandoned properties.

State Legislation Updates

An provided an update to the Board about State Legislation that TCLB is monitoring.

TCLB Property Update

Property Pipeline: TCLB currently owns 95 Properties; 52 houses and 44 vacant lots

Acquired Properties

Acquired at the May 2025 Sheriff's Sale: Mossie Blvd, Monroeville, PA 15146

Owned Property

Motion to extend deadline for proof of funding to June 13, 2025 to Lindsey McCreary for 3767 Evergreen Dr in Monroeville.

Motion 1st: Elaina Skiba / Motion 2nd: Crystal Jennings-Rivera

All in favor. None opposed.

Next to be listed for sale

245 E 18th + adjacent vacant lot, Homestead

230 E 15th, Homestead

473 New 8th, West Homestead

225 W 10th, West Homestead

211 Pennsylvania, Clairton

Closing Scheduled

316 5th St, Glassport – May 9th

2727 Grandview and Vacant Lot, McKeesport – May 12th

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

Motion 1st: Amanda Settelmaier / Motion 2nd: Louis Weyand

All in favor. None opposed.

236-L-189	157 Mills Ave	Braddock
236-G-153	149 Comrie Ave	Braddock
236-G-154	149 Comrie Ave - Rear	Braddock
236-L-5	156 Comrie Ave	Braddock
236-M-307	205 Comrie Ave	Braddock
236-M-308	207 Comrie Ave	Braddock
764-C-98	403 North 4 th St (Vacant Lot)	Clairton

Sold Properties Update

Motion to approve the buyer of 2616 Milburn to subordinate TCLB's enforcement mortgage, provided that the buyer is responsible for all for costs associated with this process and be responsible for the transaction.

Motion 1st: Tony Kurta / Motion 2nd: Richard Livingston

All in favor. None opposed.

Enforcement Mortgages

419 Avenue, Forest Hills – Enforcement Mortgage was satisfied

Motion to Adjourn

Motion: Crystal Jennings-Rivera

Meeting Adjourned 7:01pm