



Tri-COG Land Bank
January 8, 2026 TCLB Board Meeting
Meeting Minutes

Board of Directors Present: Anthony Colecchi; Kelly Henderson; Tony Kurta; Jeff Potts; Maureen Quinn; Amanda Settelmaier; Louis Weyand

Meeting called to order at **6:02pm** by Tony Kurta

Public Comments - None

Meeting Minutes / Financial Report

Motion to approve the Minutes dated December 11, 2025

1st: Maureen Quinn

2nd: Amanda Settelmaier

Motion Passes

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

1st: Anthony Colecchi

2nd: Louis Weyand

Motion Passes

If any of the TCLB check signers are near the TCLB office throughout the week, please reach out to see if any checks need signed.

Organizational Update

Motion to accept the resignation of Crystal Jennings-Rivera from the Tri-COG Land Bank Board of Directors.

1st: Anthony Colecchi

2nd: Amanda Settelmaier

Motion Passes

Board Executive Committee Elections

Chair – Currently Tony Kurta

Motion to approve Tony Kurta to remain as Chair

1st: Anthony Colecchi

2nd: Maureen Quinn

Motion Passes

Vice Chair – Currently Elaina Skiba –Board Terms ended

Motion to approve Anthony Colecchi as Vice Chair

1st: Tony Kurta

2nd: Amanda Settelmaier

Motion Passes

Treasurer – Currently Maureen Quinn

Motion to approve Maureen Quinn to remain as Treasurer

1st: Amanda Settelmaier

2nd: Anthony Colecchi

Motion Passes

Secretary - Currently Amanda Settelmaier

Motion to approve Amanda Settelmaier to remain as Secretary

1st: Maureen Quinn

2nd: Tony Kurta

Motion Passes

Natalie will be sending everyone an email reminder soon for the Statement of Financial Interest Forms. She will also need everyone to sign the Code of Ethics Statement and Disclosure Form for TCLB.

TCLB was awarded the 2024 LSA grant \$106,651 for acquisition costs. This grant is for acquiring properties, sheriff sale, and quiet title for 24 properties.

TCLB Property Update

Property Pipeline

237 Properties

44 in Acquisition / 88 Owned / 13 Applications accepted

105 Sold / 40 out of 69 Satisfied Enforcement Mortgage

Acquired Properties

December 2025 (Sheriff's Sale)

205 Comrie Ave – Braddock

149 Comrie Ave – Braddock

January 2026 (Sheriff's Sale)

207 Comrie Ave - Braddock

Owned Properties

Application Update

Under Contract

225 W 10th, West Homestead – Buyers would like to purchase with a 203(k) Loan

2108 Crestas & two adjacent lots, N. Versailles – Closing on 1/16/26

410 and 0 Mitchell Ave, Clairton – Waiting for final documents to close

Board Approved

0 Mossie Blvd, Monroeville

Under Contract with RTP

205 Rankin Blvd & 207 Rankin Blvd, Rankin

1101 4th St & 1105 4th St, North Braddock

354 W 12th St, Homestead

2109 S Braddock, Swissvale

New Listed Properties

0 E 16th, Homestead

2851 Mount Troy Rd, Reserve

712 ½ Penn St & 0 Penn St, North Braddock

219 W 9th Ave & 0 W 9th Ave, West Homestead

419 Robinson St, Pitcairn

Properties Under Contract

225 W 10th, Homestead - Approved application in November – TCLB agreed to put the enforcement mortgage in 2nd position, if needed, to accommodate the buyers type of financing. Buyer has since decided to go with 203(k) renovation loan.

Motion to approve the waiver of the Enforcement Mortgage for 225 W 10th St in West Homestead, if buyer utilizes a 203(k) Renovation Loan for financing the purchase and renovation of the property.

1st: Louis Weyand

2nd: Amanda Settelmaier

Motion Passes

Sold Properties Update

Enforcement Mortgage Updates

311 & 307 Tintsman Ave

These properties were sold last year. Proof of funding was provided for the purchase. However, after starting the renovations, buyer elected to apply for a renovation loan to complete remaining renovations. After correspondence with the lender, they are unable to obtain the funding even if TCLB allows the enforcement mortgage to be moved into the 2nd position.

Per Mandi (GRB), if we remove our mortgage to allow buyer to obtain financing, that removes our ability to enforce the renovation obligations.

Option: We subordinate our mortgage to a lender if they agree to finance it. Otherwise, we will not remove the mortgage and the buyer would have to use the cash that was originally part of the agreement or they could try to find another lender.

Option: We satisfy our mortgage, but have a new deed recorded that incorporates the same requirements. However, the buyer could encounter the same issue with lenders with having restrictions in the deed.

Option: We satisfy the mortgage and enter into a contract with the buyer that incorporates the same requirements. This may pose an issue if we have to enforce due to default.

The board does not want to set a precedent that we will satisfy the enforcement mortgage prior to the renovation work being completed.

Motion to ratify the approval for the Enforcement Mortgage for the properties at 311 & 307 Tintsman Ave, to be placed in the second lien priority position if required for the buyer to receive renovation financing, with all associated costs the responsibility of the buyer.

1st: Amanda Settelmaier

2nd: Tony Kurta

Motion Passes

611 Snowball Rd, Monroeville

This property was sold to an owner-occupant. The renovations were started, however, the buyer is unable to complete the renovations.

TCLB reached out to developers, who had purchased and completed the renovations on at least two TCLB properties, and connected them to the owner. The owner and one of the developers reached an agreement. At closing the buyer will enter into an enforcement

mortgage with TCLB. The new buyer will be subject to all the terms and conditions and must complete the renovation and pass an occupancy certificate prior to TCLB satisfying the enforcement mortgage.

Motion to approve the transfer of the property located at 611 Snowball Rd, Monroeville, PA 15146 (Lot & Block 742-L-373) from current owner Victor Hankinson to new owner Kenyetta Jones. As part of this approval, the Board authorizes the satisfaction of the existing Enforcement Mortgage currently held with Victor Hankinson and the execution and recording of a new Enforcement Mortgage with Kenyetta Jones.

1st: Maureen Quinn

2nd: Kelly Henderson

Motion Passes

Enforcement Mortgage Extensions

721 Spruce, Blawnox

At the December 2025 Board Meeting the Board extended the Enforcement Mortgage for this property from November 30, 2025, to January 15, 2026.

Buyer has the occupancy certificate, and Gary will be doing the final inspection on Friday (1/9).

Satisfied Enforcement Mortgages

1003 Broadway Ave – East McKeesport

2616 Milburn St – McKeesport

626 Ohio Ave – Glassport

Motion to Adjourn 6:36pm

1st: Tony Kurta

2nd: Anthony Colecchi

Motion Passes