



Tri-COG Land Bank
February 12, 2026 TCLB Board Meeting
Meeting Minutes

Board of Directors Present: Anthony Colecchi; Tony Kurta; Maureen Quinn; Louis Weyand

Meeting called to order at 6:07pm by Tony Kurta

Public Comments - None

Meeting Minutes / Financial Report

Motion to approve the Minutes dated January 8, 2026

1st: Maureen Quinn

2nd: Anthony Colecchi

Motion Passes

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

1st: Anthony Colecchi

2nd: Louis Weyand

Motion Passes

TCLB Property Disposition

Motion to go into Executive Session

1st: Louis Weyand

2nd: Anthony Colecchi

Motion Passes

Executive Session Start: 6:10pm Executive Session End: 6:38pm

Property/Application Deliberation

230 E 15th St, Homestead

230 E 15th Ave (131-C-294), Homestead

3 bedroom, 1 bath, 1,471 sqft house

Listing Price: \$25,000

Estimated Renovation Cost: \$61,146

230 E 15th Ave _Applicant 01

Name: Burch Home Construction LLC (Mehmet S Durmus)

Redevelopment Plan: Re-Sell or Operate

Property as Rental

Offer Amount: \$25,000

Estimated Cost of Improvements: \$56,500

The application summary for Burch Home Construction 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 230 E 15th Ave (131-C-294) for sale to Burch Home Construction LLC (Mehmet S Durmus) for \$25,000.

1st: Maureen Quinn

2nd: Anthony Colecchi

Motion Passes

419 2nd St, Pitcairn

419 2nd St (747-A-10), Pitcairn
4 bedroom, 1 bath, 2,590 sqft house;
Lot size 3,000 sqft
Listing Price: \$20,000
Estimated Renovation Cost: \$21,927

419 2ndSt_Applicant_01
Name: Property Initiatives LLC
Redevelopment Plan: Operate Property as Rental
Offer Amount: \$15,000
Estimated Cost of Improvements: \$47,000

419 2ndSt_Applicant_02
Name: Dennis & Monet Ham
Redevelopment Plan: Operate Property as Rental
Offer Amount: \$24,000
Estimated Cost of Improvements: \$62,700

The application summaries for Dennis and Monet Ham and Property Initiatives LLC were available to the Board for review. The board felt that the applications 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 419 2nd St, Pitcairn (747-A-10) for sale to Applicant_02, Dennis & Monet Ham for \$24,000.

1st: Louis Weyand

2nd: Maureen Quinn

Motion Passes

421 Fairview Ave, Turtle Creek

421 Fairview Ave (455-J-300), Turtle Creek
4 bedroom, 2 bath, 1,702 sqft house;
Lot size 2,567 sqft
Listing Price: \$11,500
Estimated Renovation Cost: \$65,293

421 Fairview_ Applicant 01
Name: Xin Wang
Redevelopment Plan: Operate Property as
Rental
Offer Amount: \$11,500
Estimated Cost of Improvements: \$70,000

The application summary for Xin Wang 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 421 Fairview Ave, Turtle Creek (455-J-300) for sale to the applicant, Xin Wang for \$11,500.

1st: Anthony Colecchi

2nd: Maureen Quinn

Motion Passes

1013 4th St, North Braddock

1013 4th St (301-E-337), North Braddock	1013 4th St_Applicant 01
5 bedroom, 1 bath, 2,148 sqft	Name: BP Pittsburgh Construction LLC
Listing Price: \$10,000	Redevelopment Plan: Occupy as Owner
Estimated Renovation Cost: \$106,931	Occupant
	Offer Amount: \$10,000
	Estimated Cost of Improvements: \$37,000

The application summary for BP Pittsburgh Construction 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 1013 4th St (301-E-337) for sale to the applicant, BP Pittsburgh Construction, LLC.

1st: Anthony Colecchi 2nd: Louis Weyand Motion Passes

245 E 18th Ave and Vacant Lot, Homestead

245 E 18th Ave + 0 E 18th Ave (131-D-128 + 131-D-127), Homestead	245 E18th _Applicant 01
3 bedroom, 1.5 bath, 1,217 sqft house	Name: Burch Home Construction LLC (Mehmet S Durmus)
Listing Price: \$30,000	Redevelopment Plan: Re-Sell or Operate
Estimated Renovation Cost: \$82,662	Property as Rental
	Offer Amount: \$30,000
	Estimated Cost of Improvements: \$64,500

Applicant submitted applications for three properties. TCLB Board chose to approve one of the other property applications.

No Motion Made

843 Delaware Ave, Glassport

843 Delaware Ave (558-M-11), Glassport	230 E 15th Ave _Applicant 01
3 bedroom, 2 bath, 2,049 sqft house; Lot size 3,500 sqft	Name: Burch Home Construction LLC (Mehmet S Durmus)
Listing Price: \$7,500	Redevelopment Plan: Re-Sell or Operate
Estimated Renovation Cost: n/a	Property as Rental
	Offer Amount: \$10,000
	Estimated Cost of Improvements: \$66,500

Applicant submitted applications for three properties. TCLB Board chose to approve one of the other property applications.

No Motion Made

Organizational Update

EQT Lease for 409 Depot St in South Versailles

The Board discussed a proposed non-surface lease with EQT for the property at 406 Depot St., noting that local officials that TCLB had spoken to have no objections and the agreement would not impede the future sale of the vacant lot. The lot is anticipated to be listed for sale later this year. No motion was made to sign the lease at this time; the Board discussed the option of allowing the future owner the opportunity to make the decision.

Heirs' First Look Discussion

The Board discussed a potential "Heir's First Look" policy; utilizing an existing TCLB property as a Pilot, which would be modeled after similar land bank programs. Under this proposed process, a verified heir would have a window to apply and offer the professionally appraised value of the property before the property is listed publicly. This initiative provides a meaningful opportunity to build equity and preserve family legacies for heirs who faced complicated title and property situations.

Posting of new staff position

A Real Estate Marketing Coordinator position has been posted to support and report to the Real Estate Marketing Manager.

Property Items Reuse Pilot Project

TCLB staff are currently developing an internal process to create a "reuse pipeline" aimed at diverting items from landfills during the cleanout of acquired properties. The team is initiating discussions with partners to identify opportunities for item resale and sustainable disposal. TCLB staff also noted that prior to removing any property from a parcel, TCLB does post on-site notices of intent to remove personal property, providing direct contact information for former owners/occupants to reach out to TCLB to remove any of their personal property.

Upcoming Conference Opportunities

The Tri-COG Land Bank (TCLB) submitted four proposals for the Reclaiming Vacant Properties conference that will be held in September in Pittsburgh. Additionally, staff is representing the organization and the PA Land Bank Network at several events in the coming months. An shared that the Governors Housing Plan was released. The PHFA will have an event in Harrisburg in May 2026 that will include executing that plan. An will be at the event to represent TCLB as well as all the PA Land Bank Network.

Vacant Lots in Homestead

TCLB Board and staff discussed potential disposition pathways for groups of adjacent vacant lots in Homestead.

Board Election / TCLB Toolkit in March

At the March 12th Advisory Committee meeting, we will have Tariq Williams from Neighborhood Allies present about their Real Estate Co-Powerment Series. We will also have a special Board Election for the open School District Representative and a Qualified Professional.

Postcards

TCLB staff discussed two new postcards; one with a QR code to our listed properties and the other will be emailed to nearby homes when we acquire a property, providing a little information about TCLB and our contact information.

TCLB Property Update

TCLB Property Pipeline

In Acquisition Process: 44 Owned: 86 Applications Accepted: 10
Sold: 108 Satisfied Enforcement Mortgage: 40/70

Acquired Properties

Acquired at the Sheriff's Sale in February – 879 E 11th Ave, Munhall

Owned Properties

Application Update

147 Washington St, Edgewood – TCLB accepted offer; Judge needs to approve

225 W 10th, West Homestead – Under contract

410 and 0 Mitchell Ave, Clairton – Closing scheduled for February 27th

0 Mossie Blvd, Monroeville – Board approved

205 & 207 Rankin Blvd, Rankin; 1101 & 1105 4th St, North Braddock; 354 W 12th St, Homestead – Under Contract

2109 S Braddock, Swissvale – Under Contract

Recently Sold

2108 Crestas & two adjacent vacant lots, North Versailles

Sold Properties

Enforcement Mortgage Updates

611 Snowball

Sold three years ago, however, the buyer is unable to complete 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. The closing for this is moving forward.

Reminder of the TCLB March 12th Board Meeting & Advisory Committee Meeting.

Motion to Adjourn at 7:28pm

1st: Maureen Quinn

2nd: Anthony Colecchi

Motion Passes