



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

Board of Directors Present:

Anthony Colecchi; Kelly Henderson (virtual/in-person); Tony Kurta; Jeff Potts; Maureen Quinn; Amanda Settelmaier

Meeting called to order at 6:04pm by Tony Kurta

Public Comments - None

Meeting Minutes / Financial Report

Motion to approve the Minutes dated February 12, 2026

1st: Maureen Quinn	2nd: Anthony Colecchi	Motion Passes
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Motion to Approve the List of Bills as dated and Financial Report

1st: Amanda Settelmaier	2nd: Anthony Colecchi	Motion Passes
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TCLB Property Disposition

Motion to go into Executive Session

1st: Anthony Colecchi	2nd: Maureen Quinn	Motion Passes
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Executive Session Start: 6:06pm Executive Session End: 6:25pm

Property/Application Deliberation

712 ½ Penn St & 0 Penn St

712 ½ Penn St & 0 Penn St (301-J-335 & 301-J-337)	Applications
North Braddock	Name: 712.5 + 0 Penn St_Applicant01
2 bedroom, 1 bath, 850 sqft house	Redevelopment Plan: Occupy as Owner Occupant
Listing Price: \$9,000	Offer Amount: \$9,000
Estimated Renovation Cost: \$50,209	Estimated Cost of Improvements: \$12,500

Motion for A. Lewis and staff to table the offer for 712 ½ Penn St & 0 Penn St (301-J-335 & 301-J-337) until further information is submitted by the applicant.

1st: Amanda Settelmaier	2nd: Anthony Colecchi	Motion Passes
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Organizational Update

Mine Drainage Consent for Right of Entry

Staff stated that TCLB received notice from Pennsylvania Department of Environmental Protection (DEP) that they are starting an abandoned mine mitigation project behind a TCLB property in Wilkins Township. The property was in need of interior French drain and water mitigation repairs.

PA DEP has proposed to put a large drain behind the house to catch ground water from the mine and redirect it.

Motion for A. Lewis and staff to authorize consent for Pennsylvania Department of Environmental Protection right-of-entry for mine drainage and easement for 543 Lucia Drive.

1st: Amanda Settelmaier

2nd: Maureen Quinn

Motion Passes

Line of Credit

The Board was informed that the TCLB staff has met with First Commonwealth Bank due to secure a line of credit to assist TCLB as needed. TCLB was approved for an auto-renewing annual line of credit for \$350,000 with an interest rate of 7.25%.

Motion to approve A. Lewis and staff to open and be a signer for an auto renewing annual line of credit with First Commonwealth Bank in the amount of \$350,000 with an interest rate of 7.25%.

1st: Jeff Potts

2nd: Anthony Colecchi

Motion Passes

Memorandum of Understanding – Construction Junction

Staff is continuing to try to find ways to reduce waste when cleaning out properties. A recent conversation with Construction Junction resulted in them sending an MOU. TCLB staff will notify them when a property contains items that they may be interested in. They will remove the items, sell it, and TCLB will receive a portion of the proceeds. There will be no added cost to TCLB for this process.

Motion to approve A. Lewis and staff to enter into a Memorandum of Understanding with Construction Junction for removal and resale of items in TCLB properties, pending review by legal counsel.

1st: Jeff Potts

2nd: Maureen Quinn

Motion Passes

Grant Submission

The Board was informed that the federal appropriation window is currently open, with funding requests being submitted to the offices of Representative Summer Lee and Senator Fetterman and McCormick. With the permission of the board, TCLB would partner with Rebuilding Together Pittsburgh for a project to be conducted in Steel Valley School District – Homestead, West Homestead, and Munhall. The purpose is to identify up to 12 properties for TCLB to acquire clear title and RTP to fully renovate as affordable housing units. This project would be supported in part with sales proceeds. The appropriation request is asking for full funding, if awarded we can scale the project down to accommodate the amount of funding awarded. The project is estimated at \$5.2 million, but TCLB would be asking for around \$3.9 million.

Motion for A. Lewis and staff to formally submit an appropriations request to Congresswoman Lee, Senator Fetterman, and Senator McCormick.

1st: Amanda Settelmaier

2nd: Kelly Henderson

Motion Passes

TCLB Property Update

TCLB Property Pipeline

In Acquisition Process: 43

Owned: 84

Sold: 110

Staff shared property update information with the board, which is included in the board packet.

230 E 15th St, Homestead - Agreement of Sale Executed

147 Washington, Edgewood - Hearing Scheduled April (Conservatorship)

0 Mossie Blvd, Monroeville - Board Approved

1013 4th St, North Braddock - Agreement of Sale Executed

419 2nd St, Pitcairn, Pa, 15140 - Agreement of Sale Executed

421 Fairview, Turtle Creek - Agreement of Sale Executed

225 W 10th St, West Homestead - Agreement of Sale Executed (203K Loan)

205 & 207 Rankin Blvd, Rankin - Agreement of Sale Executed

354 W 12th St, Homestead - Agreement of Sale Executed

1101 & 1105 4th St, North Braddock - Agreement of Sale Executed

2108 S Braddock, Swissvale - Agreement of Sale Executed

410 & 0 Mitchell Ave, Clairton - Sold and brings TCLB to 110 properties sold

Sold Properties

Staff provided updates for properties sold.

611 Snowball, Monroeville - We are restarting the enforcement mortgage with the developer who obtained the property from the original buyer.

105 Lynnwood Ave, Chalfont

Buyer is having issues moving forward with the renovation. TCLB has been in contact with the buyer, code enforcement, and the borough to find ways to move the project forward.

2105 Noble Extension

Drycleaner in Swissvale - nearing completion of renovation, but may need extension until July 20, 2026

Motion to extend the enforcement mortgage for 2105 Noble Extension until July 20, 2026.

1st: Maureen Quinn

2nd: Amanda Settelmaier

Motion Passes

Adjourn at 6:39pm

- No motion needed