

**Tri-COG Land Bank**  
 April 9, 2026 TCLB Board Meeting  
 Meeting Minutes

Board of Directors Present:

Anthony Colecchi; Tony Kurta; Ed Nusser; Ruthann Omer; Jeff Potts; Maureen Quinn; Reece Smith

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

Public Comments - None

**Meeting Minutes / Financial Report**

**Motion** to approve the Minutes dated March 12, 2026

1st: Anthony Colecchi                      2nd: Tony Kurta                      Motion Passes

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

1st: Anthony Colecchi                      2nd: Maureen Quinn                      Motion Passes

**TCLB Property Disposition**

**Motion** to go into Executive Session

1st: Reece Smith                      2nd: Maureen Quinn                      Motion Passes

Executive Session Start: 6:05pm      Executive Session End: 6:38pm

Property/Application Deliberation

736 Patton St Ext (544-R-18), Monroeville

|                                                                                                                                                    |                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 736 Patton St Ext (544-R-18), Monroeville<br>3 bedroom, 1 bath, 1,581 sqft house<br>Listing Price: \$35,000<br>Estimated Renovation Cost: \$62,992 | Name: Applicant01_Bob Loblaw Properties LLC<br>(Luke Palamara)<br>Redevelopment Plan: Operate Property as Rental<br>Offer Amount: \$30,500<br>Estimated Cost of Improvements: \$68,000 |
|                                                                                                                                                    | Name: Applicant02_C&G Holdings Group LLC<br>(Cedric Blackmon & Garrett Simonetta)<br>Redevelopment Plan: Re-Sell<br>Offer Amount: \$15,000<br>Estimated Cost of Improvements: \$85,000 |
|                                                                                                                                                    | Name: Applicant03_Hope Grows at Home<br>Redevelopment Plan: Re-Sell<br>Offer Amount: \$7,000<br>Estimated Cost of Improvements: \$133,000                                              |
|                                                                                                                                                    | Name: Applicant04_Mohamed Wael Mohamed<br>Redevelopment Plan: Occupy as Owner Occupant<br>Offer Amount: \$30,000<br>Estimated Cost of Improvements: \$75,000                           |

The application summaries for Bob Loblaw Properties LLC, C&G Holdings Group LLC (Cedric Blackmon & Garrett Simonetta), Hope Grows at Home, and Mohamed Wael Mohamed 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** for A. Lewis and staff to offer 736 Patton St Ext (544-R-18) for sale to Mohamed Wael Mohamed for \$30,000 without an enforcement mortgage if a the 203k Loan is used for financing, or to subordinate the enforcement mortgage if other financing is required.

1st: Anthony Colecchi

2nd: Jeff Potts

Motion Passes

245 E 18th Ave + 0 E 18th Ave (131-D-128 + 131-D-127)

|                                                                                                                                                                  |                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 245 E 18th Ave + 0 E 18th Ave (131-D-128 + 131-D-127)<br>3 bedroom, 1.5 bath, 1,217 sqft house<br>Listing Price: \$30,000<br>Estimated Renovation Cost: \$82,662 | Name: Applicant01_Hope Grows at Home<br>Redevelopment Plan: Re-Sell<br>Offer Amount: \$15,000<br>Estimated Cost of Improvements: \$96,000 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

The application summary for Hope Grows at Home was 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** for A. Lewis and staff to offer 245 E 18<sup>th</sup> and 0 18<sup>th</sup> St (131-D-128 & 131-D-127) for sale to Hope Grows at Home for \$15,000.

1st: Maureen Quinn

2nd: Ruthann Omer

Motion Passes

### Organizational Update

**Motion** to approve the TCLB 2025 Audit, contingent upon stated changes.

Munhall & Braddock were not listed, but will be added. On page 7 of the audit, there is a paragraph about custodial credit. TCLB is not subject to that credit, so that will be removed.

1st: Ruthann Omer

2nd: Anthony Colecchi

Motion Passes

**Motion** to submit TCLB 2025 Annual Report and 2025 Audit to the Department of Community and Economic Development

1st: Ed Nusser

2nd: Jeff Potts

Motion Passes

**Motion** to approve Resolution 1-2026 for Tri-COG Land Bank, acting as fiscal sponsor, to submit an application for the Pennsylvania Department of Community and Economic Development - Municipal Assistance Program (MAP) for up to \$50,000 and to commit resources of up to \$50,000 as match for said project.

1<sup>st</sup>: Maureen Quinn

2nd: Ed Nusser

Motion Passes

## TCLB Property Update

### TCLB Property Pipeline

In acquisition process: 53 properties

Owned: 81 Properties (1 Conservatorship)

Sold: 115 properties sold (3 sold this week!)

### Recently Listed for Sale

0 W 9<sup>th</sup> Ave, Homestead

136 Brighton St, Chalfant

### Under Contract to be Sold

419 2<sup>nd</sup> St, Pitcairn

– Under Contract

1013 4<sup>th</sup> St, North Braddock

– Under Contract

205 & 207 Rankin Blvd, Rankin

– Under Contract with RTP

1101 & 1105 4<sup>th</sup> St, North Braddock

– Under Contract with RTP

354 W 12<sup>th</sup> St, Homestead

– Under Contract with RTP

2109 S Braddock, Swissvale

– Under Contract with RTP

### Recently Sold

147 Washington St, Edgewood

225 W 10<sup>th</sup>, West Homestead

421 Fairview Ave, Turtle Creek

230 E 15<sup>th</sup>, Homestead \*SOLD TODAY\*

Morgan Rothburn is the new Real Estate Marketing Coordinator for TCLB. She will be taking over the showings for the properties, conducting phone calls, and handling inquiries. Morgan will be present for the June in-person meeting.

## Properties for Consideration

| Parcel ID | Address                                          | Municipal Boundaries      | School Districts |
|-----------|--------------------------------------------------|---------------------------|------------------|
| 547-J-141 | 406 LESLIE ST , EAST MC KEESPORT, PA, 15035      | East McKeesport Borough   | East Allegheny   |
| 459-A-126 | 621 OVERHILL DR , NORTH VERSAILLES, PA, 15137    | North Versailles Township | East Allegheny   |
| 459-B-265 | 3304 FIELDCREST DR , NORTH VERSAILLES, PA, 15137 | North Versailles Township | East Allegheny   |
| 376-P-352 | 401 W CARTER DR , NORTH VERSAILLES, PA, 15137    | North Versailles Township | East Allegheny   |
| 234-N-282 | 2115 COLUMBIA AVE , PITTSBURGH, PA, 15218        | Swissvale Borough         | Woodland Hills   |
| 178-L-70  | 2116 MONONGAHELA AVE , PITTSBURGH, PA, 15218     | Swissvale Borough         | Woodland Hills   |
| 178-B-259 | 7318 CHURCH ST , PITTSBURGH, PA, 15218           | Swissvale Borough         | Woodland Hills   |
| 178-H-277 | 7547 ARDMORE ST , PITTSBURGH, PA, 15218          | Swissvale Borough         | Woodland Hills   |
| 131-A-33  | 223 W 10TH AVE , HOMESTEAD, PA, 15120            | West Homestead Borough    | Steel Valley     |

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

1st: Ruthann Omer

2nd: Jeff Potts

Motion Passes

## Sold Properties

### Enforcement Mortgage Updates

105 Lynnwood, Chalfant -Staff discussed their correspondence and meeting with the owner.

308 Edgewood, Churchill – Enforcement mortgage was satisfied and property is now listed for sale.

242 Seneca, Turtle Creek - Enforcement mortgage was satisfied and will be used as a rental.

### **Motion** to Adjourn at 7:04pm

1st: Ruthann Omer

2nd: Jeff Potts

Motion Passes