



Tri-COG Land Bank
May 14, 2026 TCLB Board Meeting
Meeting Minutes

Board of Directors Present:

Kelly Henderson; Tony Kurta; Maureen Quinn; Amanda Settelmaier; 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 April 9, 2026

1st: Maureen Quinn 2nd: Amanda Settelmaier Motion Passes

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

1st: Reece Smith 2nd: Amanda Settelmaier Motion Passes

TCLB Property Disposition

Motion to go into Executive Session

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

Executive Session Start: 6:06m Executive Session End: 6:19 pm

Property/Application Deliberation

0 Greenfield (374-G-206), Chalfant

0 Greenfield (374-G-206), Chalfant 5,500 sqft lot Listing Price: \$5,000	Name: Applicant01_Marylou & Daniel Furman Redevelopment Plan: Side yard to adjacent owned property Offer Amount: \$3,000
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The application summary for Marylou & Daniel Furman 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 development of the property was sufficient.

Motion for A. Lewis and staff to offer 0 Greenfield (374-G-206), Chalfant for sale to Marylou & Daniel Furman for \$3,000

1st: Amanda Settelmaier 2nd: Maureen Quinn Motion Passes

712 ½ Penn St and Adjacent Vacant Lot (301-J-335 & 301-J-337), North Braddock

712 ½ Penn St and Adjacent Vacant Lot (301-J-335 & 301-J-337), North Braddock 2bd 1 ba 850 sqft home on 1,601 sqft lot Listing Price: \$9,000	Name: Applicant02_Hassen Zigler Jr. Redevelopment Plan: Operate Property as Rental Offer Amount: \$7,000 Estimated Cost of Improvements: \$50,000
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The application summary for Hassen Zigler Jr 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 712 ½ Penn St and Adjacent Vacant Lot (301-J-335 & 301-J-337), North Braddock for sale to Hassen Zigler Jr. for \$9,000.

1st: Kelly Henderson

2nd: Maureen Quinn

Motion Passes

1034 Logan Rd and Adjacent Vacant Lot (751-F-163 & 751-F-162) North Versailles

1034 Logan Rd and Adjacent Vacant Lot (751-F-163 & 751-F-162), North Versailles 2bd 2ba 1,166sqft home on two lots totaling 47,044 sqft Listing Price: \$20,000 Estimated Renovation Costs: n/a	Name: Applicant01_J&J Urban Co. Redevelopment Plan: Operate Property as Rental or Re-Sell Offer Amount: \$12,000 Estimated Cost of Improvements: \$148,000
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The application summary for J&J Urban Co. 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 1034 Logan Rd and Adjacent Vacant Lot (751-F-163 & 751-F-162), North Versailles for sale to J&J Urban Co. for \$12,000 upon submittal of a work plan TCLB's Property Development Manager for approval.

1st: Amanda Settelmaier

2nd: Kelly Henderson

Motion Passes

Organizational Update

City of Bridges Community Land Trust Properties in Etna and Sharpsburg

In 2021, TCLB sold three properties to the City of Bridges Community Land Trust (CBCLT), to be renovated and sold as permanently affordable houses. Unfortunately, CBCLT has faced challenges securing development funding for the renovation of the properties. TCLB has been in conversations with CBCLT on purchasing the properties back from them. TCLB has also been in contact with Etna and Sharpsburg about the properties. An update about the continued conversations and properties will be shared at the June Board Meeting.

Center for Community Progress Site Visit – Clairton

Tony updated the board on a site visit with the Center for Community Progress in Clairton. It was a great opportunity to showcase TCLB's ability to transform vacant properties. During the visit, Tony and Jeff highlighted the positive impact TCLB properties have on the city. The event is part of a larger assessment by the Center for Community Progress, which has been retained by Allegheny County to develop a county-wide land bank strategy.

PA Housing Finance Agency (PHFA) Conference

An attended the PHFA Housing Conference in Harrisburg. The event highlighted a strong baseline awareness of how land banks fit into the broader housing and affordable housing ecosystem.

Reclaiming Vacant Property Session Approvals

TCLB has been selected to present two sessions at the upcoming Reclaiming Vacant Properties (RVP) conference in September: a poster session on its strategic plan and a full-day mobile bus tour showcasing a current project with Rebuilding Together Pittsburgh and partnership with Energy Efficiency Empowerment, Pittsburgh Gateways, and Construction Junction.

The Center for Community Progress has requested that TCLB serve as their local fiscal sponsor in order to receive some sponsorships from local foundations for the RVP conference. Being a fiscal sponsor carries no cost to TCLB.

Motion to add a motion to the agenda.

1st: Amanda Settelmaier

2nd: Kelly Henderson

Motion Passes

Motion for TCLB to be a Fiscal Sponsor for the Center for Community Progress for the Reclaiming Vacant Properties Conference.

1st: Maureen Quinn

2nd: Kelly Henderson

Motion Passes

TCLB Property Update

TCLB Property Pipeline

In acquisition process: 61 properties

Owned: 79 properties (1 Conservatorship)

Sold: 118 properties

Owned Properties

Ganster St Properties, Etna

TCLB acquired eight vacant lots on Ganster Street in Etna as part of a vacant lot assemblage to hold the properties and work with the borough on a long-term strategy. One of the neighbors, who has been leasing the lots from us, reached out expressing interest in purchasing some of them. TCLB contacted Etna to discuss selling the lots to adjacent homeowners, and the borough is in agreement. TCLB will reach out to the neighbors to discuss this opportunity further.

Next To Be Listed for Sale

2618 Cleveland + 0 Cleveland, McKeesport

1014 4th St, North Braddock

0 Depot St, South Versailles

Under Contract to be Sold

419 2nd St, Pitcairn – Closing 5/15/26

245 18th Ave + 0 E 18th Ave, Homestead – Under Contract

736 Patton St Ext, Monroeville – Under Contract, Going for 203k Loan

1101 & 1105 4th St, North Braddock – Under Contract with RTP

354 W 12th St, Homestead – Under Contract with RTP

2109 S Braddock, Swissvale – Under Contract with RTP

Recently Sold

1013 4th St, North Braddock

205 Rankin Blvd, Rankin – sold to RTP

207 Rankin Blvd, Rankin – sold to RTP

Properties for Consideration

Parcel ID	Address	Municipal Boundaries	School Districts
764-C-331	232 N 4TH ST , CLAIRTON, PA, 15025	Clairton	Clairton City
764-C-329	0 N 4TH ST , CLAIRTON, PA, 15025	Clairton	Clairton City
40-P-144	255 CLEARVIEW AVE , PITTSBURGH, PA, 15205	Crafton Borough	Carylnton
68-F-60	64 S GRANDVIEW AVE , PITTSBURGH, PA, 15205	Crafton Borough	Carylnton
68-N-248	164 FOUNTAIN ST , PITTSBURGH, PA, 15205	Crafton Borough	Carylnton
69-H-171	37 THOMAS ST , PITTSBURGH, PA, 15205	Crafton Borough	Carylnton
68-N-246	0 FOUNTAIN ST , PITTSBURGH, PA, 15205	Crafton Borough	Carylnton
131-D-212	1611 MCCLURE ST , HOMESTEAD, PA, 15120	Homestead Borough	Steel Valley
131-D-76	235 E 17TH AVE , HOMESTEAD, PA, 15120	Homestead Borough	Steel Valley
131-F-42	152 W 15TH AVE , HOMESTEAD, PA, 15120	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: Maureen Quinn

2nd: Tony Kurta

Motion Passes

Sold Properties

Enforcement Mortgage Updates

105 Lynnwood Ave, Chalfant

TCLB has met with the owner and the code enforcement officer to discuss the property. The property is now back in compliance with the TCLB Enforcement Mortgage.

1042 North Ave, Millvale

TCLB has not been able to get in contact with the owner of this property. The owner was issued a default notice letter from GRB due to not being in compliance with the Enforcement Mortgage.

414 Mitchell Ave, Clairton

At the 6 month check-in, buyers have been working hard and hope to be done by August

427 N 4th St, Clairton

At the 6 month check-in, there has been a lot of interior demolition and it's down to the studs.

217 James St, North Versailles

At the 6 month check-in, this owner-occupant property has had significant work.

TCLB Toolkit

Please join us on 06/11/26 at 6:30pm for the Advisory Committee Meeting /Toolkit Presents: Pittsburgh Gateways Building Performance Training Presentation. The event will be held at the Human Service Center, 1705 Maple St, Homestead, PA 15120.

Motion to Adjourn at 7:03pm

1st: Maureen Quinn

2nd: Tony Kurta

Motion Passes