

Tri-COG Land Bank

August 13, 2026 TCLB Board Meeting 6:00pm

<https://us02web.zoom.us/j/82450033870>

Board of Directors: Anthony Colecchi; Kelly Henderson; Tony Kurta; Ed Nusser; Ruthann Omer; Jeff Potts; Maureen Quinn; Amanda Settelmaier, Reece Smith

I. Meeting Introduction

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Public Comments

For comments from the Public, please state your full name and street address and you will be given up to three (3) minutes to speak. This will be the only time that comments from the public will be heard. After this public comment period closes, no one aside from TCLB Board, TCLB staff and TCLB attorney will be able to comment during the duration of this Board Meeting. Members of the Board will not respond to public comment. Instead, the comments will be noted and if necessary, referred to a staff person for follow-up.

II. Meeting Minutes / Financial Report

- A. **Motion** to approve the Minutes dated July 9, 2026
- B. **Motion** to Approve the List of Bills as dated and Financial Report
 - List of Bills
 - Balance Sheet
 - 2026 Budget to Actual Report

III. TCLB Property Disposition

- A. Executive Session – Property/Application Information Session
- B. Property/Application Deliberation

1 Bottomfield, Pittsburgh PA 15223 (Etna)

Motion to ratify the action to offer 1 Bottomfield, Pittsburgh PA 15223 (Etna) (167-E-208) for sale to Rebuilding Together Pittsburgh for a total sale price of \$20,000, contingent on the acquisition of 1 Bottomfield from City of Bridges Community Land Trust, no objection from 60-day disposition notices from the respective taxing bodies, and Federal Home Loan Bank (FHLB) loan approval.

124 E 15th Ave, Homestead, PA, 15120 (131-C-272), Homestead

3bd 2ba 1,420 sqft home on 2,750 sqft

Listing Price: \$37,000

Estimated Cost of Improvements: \$98,101

Applications

Name: 124 E 15th _Applicant 02

Redevelopment Plan: Operate Property as a Rental

Offer Amount: \$37,000

Estimated Cost of Improvements: \$141,000

Motion: A. Lewis and staff to offer 124 E 15th Ave, Homestead, PA, 15120 (131-C-272), Homestead for sale to the applicant.

2618 Cleveland St & 0 Cleveland St, McKeesport, PA, 15132 (463-A-11 & 463-A-12)

Under an Owner Occupant / Developer who will commit to selling to an owner occupant restriction until September 15, 2026

3 bedroom 1 bath 1,145 sqft home on a 2,500 sqft lot; adjacent vacant lot is 2,500 sqft

Listing Price: \$25,000

Estimated Cost of Improvements: \$36,012

Applications

Name: 2618 Cleveland _Applicant 01

Redevelopment Plan: Developer who Commits to sell to an Owner Occupant

Offer Amount: \$20,000

Estimated Cost of Improvements: \$36,000

Motion: A. Lewis and staff to offer 2618 Cleveland St & 0 Cleveland St, McKeesport, PA, 15132 (463-A-11 & 463-A-12) for sale to the applicant.

2851 Mount Troy Rd , Pittsburgh, PA, 15212 (78-L-239), Reserve

3bd 1ba 1,614 sqft home on 26,425 sqft lot

Listing Price: \$42,000

Estimated Cost of Improvements: \$61,463

Applications

Name: 2851 Mount Troy Rd _Applicant 01

Redevelopment Plan: Operate Property as a Rental

Offer Amount: \$42,000

Estimated Cost of Improvements: \$105,117

Motion: A. Lewis and staff to offer 2851 Mount Troy Rd , Pittsburgh, PA, 15212 (78-L-239), Reserve for sale to the applicant.

1014 4th St, Braddock, PA, 15104 (301-E-321), North Braddock

4bd 1ba 1,674 sqft home on 2,820sqft lot

Listing Price: \$10,000

Estimated Cost of Improvements: Full renovation or demolition

Applications

Name: 1014 4th St _Applicant 01

Redevelopment Plan: Operate Property as a Rental

Offer Amount: \$5,000

Estimated Cost of Improvements: \$120,650

Motion: A. Lewis and staff to offer 1014 4th St, Braddock, PA, 15104 (301-E-321), North Braddock for sale to the applicant.

0 Depot St, Coulters, PA, 15028 (759-S-380), South Versailles

23,688 sqft vacant lot

Listing Price: \$25,000

Estimated Cost of Improvements: N/A

Applications

Name: 0 Depot St _Applicant 01

Redevelopment Plan: Holding as a vacant lot

Offer Amount: \$12,900

Estimated Cost of Improvements: \$5,000

Motion: A. Lewis and staff to offer 0 Depot St, Coulters, PA, 15028 (759-S-380), South Versailles for sale to the applicant.

IV. Organizational Update

- A. Strategic Plan Goal Discussion
- B. Partnership with Allegheny County Housing Authority
- C. Meeting with Gateway Engineers
- D. Update on Partnership with Construction Junction
- E. Grant Update
- F. **Motion** to approve Resolution 2-2026 –Concurring Resolution for a request to the Gaming Economic Development Tourism Fund for \$200,892 from the Commonwealth Financing Authority to be used for the acquisition, quiet title and exoneration of 35 properties located in Braddock, Chalfant, Churchill, Forest Hills, North Braddock, and Swissvale.

V. TCLB Property Update

- A. Property Pipeline
- B. Recently Listed
- C. Next to be Listed
- D. Under Contract to be Sold

VI. Properties for Consideration

- A. **Motion** to ratify the action taken to acquire three properties from the City of Bridges Community Land Trust: 1 Bottomfield, Pittsburgh PA 15223 (Etna) (167-E-208); 27 Freeport St, Pittsburgh PA 15223 (Etna) (167-F-134); and 320 Linden Ave, Pittsburgh, PA 15215 (Sharpsburg) (168-E-75) for an amount not to exceed \$70,000 plus closing costs, contingent on the approval of acquisition from the three respective taxing bodies.
- B. **Motion** for staff to pursue the acquisition of the listed properties and mail out 60-Day Acquisition Notices, contingent on title search.

VII. Sold Properties

- A. Enforcement Mortgage Updates
 - **Motion** to extend the Enforcement Mortgage of 2712 5th St in Monroeville for four additional months from July 1, 2026 to November 1, 2026.
 - **Motion** to extend the Enforcement Mortgage of 712 Pittsburgh McKeesport Blvd for one additional month from August 10, 2026 to October 8, 2026

VIII. Motion to Adjourn