

Tri-COG Land Bank

September 10, 2026 TCLB Board Meeting 6:00pm

1705 Maple St, Homestead, PA 15120

<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 August 13, 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

401 Euclid Ave, Glassport, PA, 15045, (467-L-155), Glassport

Multi-unit: Unit 1 - 2 bdrm, 1 bath ; Unit 2 – 1bdrm, 1bath total of 1,491 sqft

Listing Price: \$13,500

Estimated Cost of Improvements: \$114,206

Applications

Name: 401EuclidAve _Applicant 01

Redevelopment Plan: Occupy as Owner Occupant

Offer Amount: \$12,300

Estimated Cost of Improvements: \$101,580

Motion: A. Lewis and staff to offer 401 Euclid Ave , Glassport, PA, 15045, (467-L-155), Glassport

for sale to the applicants.

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.

543 Lucia Dr, Pittsburgh, PA, 15221 (372-S-36), Wilkins

3 bdrm, 1 bath, 1,000 sqft

Under Owner Occupant Restriction

Listing Price: \$60,000

Estimated Cost of Improvements: \$43,361

Applications

Name: 543LuciaDr _Applicant 01

Redevelopment Plan: Developer Commits to Selling to Owner Occupant

Offer Amount: \$60,000

Estimated Cost of Improvements: \$39,645

Name: 543LuciaDr _Applicant 02

Redevelopment Plan: Developer Commits to Selling to Owner Occupant

Offer Amount: \$68,700

Estimated Cost of Improvements: \$50,000

Motion: A. Lewis and staff to offer 543 Lucia Dr, Pittsburgh, PA, 15221 (372-S-36), Wilkins for sale to the applicant.

IV. Organizational Update

- A. Allegheny County Housing Authority – Clairton Properties
- B. Nomination Committee
- C. Policies Update
- D. Grant Update

V. Sold Properties

A. Enforcement Mortgage Updates

- **Motion** to extend the Enforcement Mortgage of 1700 Wesley in McKeesport from September 8, 2026 to December 8, 2026.

VI. Motion to Adjourn