

Tri-COG Land Bank

October 8, 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 September 10, 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

145 Pennsylvania Ave, Clairton, PA 15025 (657-K-283), Clairton
3 bedroom, 1 bath, 953 sq ft living space, fully renovated
Appraisal: \$132,500

426 Baker Ave, Clairton, PA 15025 (879-S-243), Clairton
3 bedroom, 1 bath, 1,287 sq ft living space, fully renovated
Appraisal: \$135,000

Applicant

Name: Three Rivers Communities, Inc (Allegheny County Housing Authority affiliated non-profit)

Redevelopment Plan: HCV to Homeownership

Offer Amount: Appraised value plus closing costs

Motion: A. Lewis and staff to offer 145 Pennsylvania Ave (657-K-283) and 426 Baker Ave (879-S-243) in Clairton, PA for sale to Three Rivers Communities, Inc. for the appraised value plus closing costs, subject to the inclusion of language in the transfer documents ensuring that both the transfer and subsequent use of the properties comply with all applicable grant requirements.

136 Brighton St, East Pittsburgh, PA 15112, (374-L-309), Chalfant

2bdrm, 1bath, 956 sqft

Listing Price: \$10,000

Estimated Cost of Improvements: \$70,608

Application

Name: 136BrightonSt_Applicant 01

Redevelopment Plan: Renovate and Occupy as Owner Occupant

Offer Amount: \$8,000

Estimated Cost of Improvements: \$15,000

Motion: A. Lewis and staff to offer 136 Brighton St, East Pittsburgh, PA 15112, (374-L-309), Chalfant for sale to the applicant.

0 Evergreen Dr, Monroeville PA 15146 (742-R-80), Monroeville

8,655 sqft vacant lot

Listing Price: \$10,000

Application

Name: 0EvergreenDr_Applicant 01

Redevelopment Plan: New Construction, Owner Occupant

Offer Amount: \$7,000

Estimated Cost of Improvements: \$90,000

Motion: A. Lewis and staff to offer 0 Evergreen Dr, Monroeville PA 15146, (742-R-80), Monroeville for sale to the applicant.

0 Willow Dr, Monroeville PA 15146 (640-K-118), Monroeville

18,835 sqft vacant lot

Listing Price: \$5,000

Application

Name: 0WillowDr_Applicant 01

Redevelopment Plan: Side yard expansion

Offer Amount: \$5,000

Estimated Cost of Improvements: n/a

Motion: A. Lewis and staff to offer 0 Willow Dr, Monroeville PA 15146, (640-K-118), Monroeville for sale to the applicant.

736 Patton St Ext, Monroeville, PA 15146, (544-R-18), Monroeville

3bdrm, 1bath, 1,581 sqft

Listing Price: \$35,000

Estimated Cost of Improvements: \$62,992

Application

Name: 736PattonStExt_Applicant 01

Redevelopment Plan: Renovate and Operate as Rental

Offer Amount: \$30,500

Estimated Cost of Improvements: \$68,000

Application

Name: 736PattonStExt_Applicant 02

Redevelopment Plan: Renovate and Re-Sell

Offer Amount: \$15,000

Estimated Cost of Improvements: \$85,000 - \$98,000

Motion: A. Lewis and staff to offer 736 Patton St Ext, Monroeville PA 15146, (544-R-18), Monroeville for sale to the applicant.

IV. Organizational Update

- A. Policies Update
- B. Grant Update
- C. Motion to approve Resolution 3-2026 to accept Dormont Borough as a member of the Tri-COG Land Bank.
- D. Act 152 Resolution

Motion to approve Resolution 4-2026 - Concurring Resolution authorizing the filing of an application for ACT 152 funds requesting \$125,000 to demolish four structures; 207 Comire Ave (236-M-308), Braddock, PA, 15104; 149 Comrie Ave Rear (236-G-154); 306 Sherman Ave, Dravosburg, PA, 15034 (309-L-200); 702 Union Ave (307-L-108), McKeesport, PA, 15132.

Motion to approve Resolution 5-2026 - Concurring Resolution authorizing the filing of an application for ACT 152 funds not to exceed \$250,000 to demolish structures located within TCLB's footprint.

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** for staff to pursue the acquisition of the listed properties and mail out 60-Day Acquisition Notices, contingent on title search.
- B. **Motion** to authorize staff to initiate contact and negotiate purchase terms with the owner of the vacant lot at 307 Comrie Ave., Braddock, PA (Parcel 236-M-321), adjacent to 309 Comrie Ave. (Parcel 236-M-322), for an amount set by the TCLB Board of Directors plus closing costs; provided that any final purchase agreement shall be contingent upon TCLB's acquisition of 309 Comrie Ave.

VII. **Sold Properties**

- E. Enforcement Mortgage Updates
- F. 421 Fairview, Turtle Creek
Motion to accept a deed in lieu of foreclosure for the property as 421 Fairview Ave (455-J-300), Turtle Creek.

VIII. **Motion to Adjourn**