Tri-COG Land Bank

November 12, 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 October 8, 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

717 N 6th St, (657-N-229), Clairton
3bdrm, 1bath, 1,043 sqft
Listing Price: $27,500
Estimated Cost of Improvements: $40,852

Application
Name: 717N6th_Applicant 01
Redevelopment Plan: Renovate and Operate as Rental
Offer Amount: $8,500
Estimated Cost of Improvements: $47,300
Motion: A. Lewis and staff to offer 717 N 6th St, Clairton, PA 15025 (657-N-229) for sale to the applicant.

IV. Organizational Update

A. Landscaping Bids and Contracts
   - **Motion** authorizing Tri-COG Land Bank to enter into contract with Kemp Brothers Landscaping LLC to provide landscaping and snow removal services for TCLB properties from November 16, 2026 until November 14, 2027.
   - **Motion** authorizing Tri-COG Land Bank to enter into contract with Center for Employment Opportunity Inc. to provide landscaping and snow removal services for TCLB properties from November 16, 2026 until November 14, 2027.

B. Pennsylvania SB 908 (ACT 101)

C. PA Housing Affordability and Rehabilitation Enhancement Funding Application
   - **Motion** to approve filing an application for PA Housing Affordability and Rehabilitation Enhancement (PHARE) funds requesting $750,000 for the renovation of seven land bank structures.
   - **Motion** to approve filing an application for PA Housing Affordability and Rehabilitation Enhancement (PHARE) funds as fiscal sponsor of PALBN.

D. Local Share Account Funds
   - **Motion** to approve Resolution 6-2026 – Authorized Official Resolution authorizing the filing of an application for Statewide Local Share Account funds requesting funds that will not exceed $250,000 for the acquisition and title clearing for properties in the municipalities of Clairton, Homestead, McKeesport, Munhall, West Homestead, and White Oak.

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.

VII. Sold Properties

A. Enforcement Mortgage Updates
   - **Motion** to extend the Enforcement Mortgage of 2114 Duquesne in McKeesport to May 1, 2027.

VIII. Motion to Adjourn