

# MEMORANDUM

To: Crafton Borough Council  
 CC: Jim Price, Borough Manager  
 From: Mike Tedesco, Community and Economic Development Director  
 Date: 03/02/2026  
**RE: TriCOG Land Bank Proposed Property List**

Abandoned properties and blight are a challenge for many communities. In Crafton we've partnered with the TriCOG Land Bank to fix up abandoned properties and return them to the tax rolls.

### What is a Land Bank?

A Land Bank is a nonprofit or governmental entity authorized under Pennsylvania's Land Bank Act of 2012 that acquires, manages, and repurposes tax-delinquent, abandoned, and blighted properties to return them to productive use and return them to the local tax rolls.

### Proposed 2026 Crafton Properties

The properties listed below are properties the TriCOG Land Bank consider the best opportunities in Crafton.

Parcel ID	Address
69-H-171	37 THOMAS ST, PITTSBURGH, PA, 15205
68-N-248	164 FOUNTAIN ST, PITTSBURGH, PA, 15205
68-N-246	162 FOUNTAIN ST, PITTSBURGH, PA, 15205
40-P-144	255 CLEARVIEW AVE, PITTSBURGH, PA, 15205
68-F-60	64 S GRANDVIEW AVE, PITTSBURGH, PA, 15205

Pictures of the above properties are shown below.

### What Happens Next?

Once Crafton provides preliminary approval, the TriCOG staff will conduct more thorough evaluations and present the findings to their Board for formal approval. Following their Board's approval, TriCOG completes title searches on each property and, provided no issues are found, mails formal 60-day acquisition notices to all three Crafton taxing bodies

– County, School District, Crafton. During that window, the Borough, School District, and the County may object to a property moving forward. If the deadline passes without an objection, the Land Bank will use their Commonwealth provided legal powers to purchase the properties through the County’s Sherrif Sale. The Borough and the School District do not have the same legal powers as the Land Bank, and therefore cannot remove tax liens and other debts secured by blighted properties.

### **Who Does the Work?**

The TriCOG Land Bank performs and/or pays for all of the work needed to review, purchase, and improve the property and then sells the it to a new homeowner or reputable developer/flipper. That flipper will improve the property and place it back on the market for resale. The Borough will be calling on local real estate developers and flippers to let us know if they are interested in being notified when one of these lien free properties is available for sale.

### **Who Gets the Money?**

Crafton pays the TriCOG Land Bank approximately \$3,000 annually (based on a small percentage of delinquent taxes), as well as 50% of new property taxes from restored properties for a period of five years. In return, TriCOG Land Bank carries all expenses and efforts associated with acquiring and restoring abandoned properties and Crafton receives improved properties, neighborhoods, and tax revenue.

### **Property Pictures Below**

**37 Thomas**



**164 Fountain**



**162 Fountain (vacant parcel)**



**64 Grandview**



**255 Clearview**

