



Governance Committee Meeting

Erie County Land Bank

Jun 9, 2021 at 9:00 AM EDT to Jun 9, 2021 at 10:30 AM EDT

Meeting Details:

<https://us02web.zoom.us/j/82330071857?pwd=SmxrRGRHWHIKdDBKZ00rd0NFbVVBUT09,+13017158592>

Meeting ID: 82330071857

Passcode: 2&7(xyMz)

Agenda

Zoom Meeting ID: 823 3007 1857, Passcode: 2&7(xyMz)

I. Call to Order & Attendance

Committee: James Cardman, Brian McGrath, Jack Lee, Christine Rush

Also: J.W. Alberstadt, Christie Mahany, Bernie Slomski

Guests: Nancy Milkowski, Executive Director of Habitat for Humanity

II. Previous Meeting Minutes

Motion to approve the previous minutes by B. McGrath. Second by J. Lee. All approved.

III. Unfinished & New Business

A. Habitat for Humanity

Guest: Nancy Milkowski gave an overview of their operations.

More than 70 families have been helped since 1980's. 3 Criteria – First they must have the ability to pay a mortgage (0% interest), and not eligible for traditional financing. Second they must have a housing need – structural, safety, overcrowding are all examples of a qualifying need. Third, they must be willing to partner – this includes sweat equity (300 hours minimum) starting on someone else's house, monthly meeting with budget coach, successful homeownership classes (home insurance, maintenance and repair).

Houses are built with families and volunteers (16-90 years of age) with paid, trained, instruction leader.

Habitat provides all tools. Habitat will build new and also do rehabs.

Success rate – most families take 18-24 months to work through the process. There was either 1 or 2 foreclosures since the 1980s out of over 75 families locally. Habitat holds the mortgages, and has successfully worked through crises with the families. The issue(s) came in when families didn't come to Habitat when there was a life issue.

Requests are growing for outside the city/ in the county. Habitat has built 4 houses in Union City over the years. They are looking to expand, but also looking to be invited into a community and continue relationship building.

Habitat for Humanity is currently interested in 3 properties – 38 Cherry in Albion, 7228 Rupert in Fairview, and 1418 Filmore in Millcreek. They would also like to have permission to get into MicroSupport in Fairview for salvage.

Habitat pays property taxes, and the new homeowners pay property taxes.

B. 64 Market Tree Quotes – B. McGrath motioned to allow C. Mahany to contract with a tree service as long it's under \$2150 including stump removal. There was a suggestion that C. Mahany also call J. Thomas Tree Services for a quote. C. Rush seconded and all approved.

Lindstrom Tree Services \$1500 cut and haul. No stump removal.

L&D Tree Services \$3200 cut and haul. \$300 stump removal. \$3500 Total.

Skywalker Tree Services \$3185 cut and haul. \$985 stump removal. \$4170 Total.

Star Tree Services \$3600 cut and haul. \$500 stump removal. \$4100 Total.

C. 262 Main Street W, Girard Borough Demolition Bids Motion from B. McGrath to award to DRS of Erie County, Inc. in the amount of \$37,000.00. J. Lee seconded, all in favor. C. Mahany will do the contract and send to Solicitor Alberstadt for review.

UPDATED 6/8/2021

D. 7228 Rupert – Fairview Township has looked at this building again and there is concern about the foundation. J. Lee motioned that we only get a quote on the complete demolition, versus the complete and partial demolition that has been discussed at a previous meeting. B. McGrath seconded. All approved.

E. Erie Times News – Permission to walk through the Girard Hotel. C. Mahany will arrange the tour.

F. Union City Roof – Pete Alex of Alex Roofing was offered a payment of \$10,000 for his work so far, and has since countered back at \$17,300. Solicitor Alberstadt will offer \$15,000.00 as compensation and C. Mahany will work on a new bid packet once finalized.

IV. Adjournment

Motion to adjourn by J. Lee. Seconded by B. McGrath, all approved.

Upcoming meetings: June 30 (Board) & July 14 (Governance)