



ECLB Board Meeting

Erie County Land Bank

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

Meeting Details: <https://us02web.zoom.us/j/82824672840?pwd=ZzJ4Uml0YXhiVjR4ejBRemJjOEtjdz09>,
+1 2532158782

Meeting ID: 82824672840

Passcode: x2dCh0@\$

Agenda

Zoom Meeting ID: 828 2467 2840; Passcode: x2dCh0@\$

I. Call to Order & Attendance

*Board: James Cardman, Brian McGrath, Jack Lee, Christine Rush, Michael Fuhrman, Dave Mitchell, Bernard Slomski
Additional: J. W. Alberstadt, Christie Mahany, Aaron Snippet, James Sparber, Honey Stempka
Absent: Jennifer Hirneisen, Dotty Schloss*

II. Review Minutes from Previous Meeting

Motion: Approve minutes from the previous meeting by B. Slomski, seconded by M. Fuhrman and approved by all.

III. Financial Report

Motion: Approve the financial report by J. Lee, seconded by B. McGrath and approved by all.

A. Demolition Fund

IV. Hearing of the Public

V. Erie Land Bank

Motion: Approve the disbursements to the Erie Land Bank motioned by B. Slomski, seconded by B. McGrath and approved by all.

Reallocate \$150,000 from Quin-T site to demolition of the pedestrian bridge on 12th Street. C. Rush questioned the neighboring properties contribution toward demolition, and A. Snippet will report back as soon as he knows more. D. Mitchell motioned to approve up to \$150,000 toward the project, depending on the negotiations and further discussion at the upcoming July Governance Committee meeting. B. McGrath seconded and all approved.

VI. Unfinished & New Business

A. 23-25 S Main Street, Union City Roof - Alex Roofing Update

Alex Roofing has agreed to a payment of \$15,000. C. Mahany will cut a check in preparation for the release. C. Mahany will prep a new bid packet to go out.

B. 64 Market Street Tree Removal

C. Recap of Habitat for Humanity presentation

At our 06.09.2021 Governance Committee Meeting, guest Nancy Milkowski gave an overview of the Habitat for Humanity operations.

More than 70 families have been helped since 1980's. Families must fit 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 a 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 were 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.

In looking forward at "returning to productive use", Habitat pays property taxes, and the new homeowners pay property taxes.

B. McGrath motioned that a letter be sent to the cooperating municipalities about the opportunity to partner with Habitat for Humanity in their areas in cooperation with the land bank properties. D. Mitchell seconded and discussion ensued about the way in which we will move forward with our vacant lots.

Much discussion was had about pricing vacant lots for sale as buildable lots. At this point the lots that are scheduled to be vacant and are able to be built upon will have a starting price of the Erie County Assessment’s Taxable Land Value “or best offer”. This does not include side-lot purchases. A motion was made by M. Fuhrman, seconded by B. McGrath and approved by all.

D. Antidiscrimination & Affordable Housing

Affordable housing is not currently available at the levels currently needed – demand far exceeds supply. The land bank is recognizing opportunities in which to expand affordable housing options with community partnerships. Center for Community Progress is a great resource for materials on affordable housing and also anti-discrimination, and C. Mahany will be providing additional information on Fair Housing and anti-discrimination on a regular basis to ensure we are working at our highest and best levels.

VII. Notices & Announcements

We are currently reviewing and interviewing 3 applicants for the per-diem position.

The property evaluations for the following properties are expected back any time:

59 W Main Street in North East

13 Warden Street in Union City

2 New Street in Union City

5002 Cherry Street in Millcreek

VIII. Adjournment

Motion: Adjourn by D. Mitchell, seconded by M. Fuhrman and approved by all.

Next Meetings: July 14 (Governance) and July 28 (Board)