

Governance Committee Meeting



Erie County Land Bank

Thursday, October 31, 2024 at 9:00 AM EDT to 10:00 AM EDT

1230 Townhall Road West, Erie, PA 16509

Meeting Details:

<https://us02web.zoom.us/j/82651573207?pwd=V3RTMkJV RDc4ZDQ5WFNX YmF3QVZvUT09>

Phone: +1 646 558 8656

Meeting ID: 826 5157 3207

Passcode: ECLB2024

Meeting Minutes

I. Call to Order & Attendance at 9:08 a.m.

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

Also: Jennifer Hirneisen, Christie Mahany, Rachel Jessup, Krista Arnold, Sue Weber

II. Previous Meeting Minutes

Motion to approve previous meeting minutes moved by J. Lee, second by J. Cardman. All in favor; none opposed.

III. Unfinished & New Business

A. 17 South Main Street, Union City

J. Lee looked at property and emailed the Board with photos and information.

Asked Cindy Wells about roof access; the alley is overgrown, so a contractor can't get equipment in. Who's responsible? – She's going to get back to him.

Phone quotes are needed for \$2,500.00 - \$3,000.00 expense. J. Lee to give names to C. Mahany of about 5 contractors to reach out to; they can talk to J. Lee for more info.

B. Budget

Side-by-side of current budget and expenditures, and the draft budget for 2025.

We didn't receive real estate tax funds in 2024; need to figure out how to invoice taxing bodies.

Erie Land Bank is requesting \$500,000.00 of gaming revenue and \$78,500.00 of demolition funds.

Demolition funds are separate, not ECLB money.

We've received less this year than previously; typically \$150,000.00 - \$300,000.00 per year.

County funds don't go through us and aren't on our budget.

We're getting less than half of the Demolition Fund. Is the ELB asking for too much?

J. Cardman expressed concern that if the Demolition Fund is cut back, we need to project for next year; we don't want to budget more than half to ELB and then have something big come up.

C. Mahany pointed out that the ELB does more demos than we do.

B. McGrath commented that our general fund is doing well right now, so our funding can come from the Demo Fund or from our general fund, and it's okay if TLB needs more.

C. Rush remarked that we need to be fiscally responsible, but not hoard money; we need a balance.

J. Cardman expressed further concern that the city would be getting more than half of what comes in.

B. McGrath replied that half is \$550,000.00, which is more than what we awarded them last year.

C. Mahany commented that property sales and Judicial sales are down, so we'll have fewer demolitions. \$78,000.00 is reasonable.

ELB has a higher concentration of properties coming down.

We can apply for grants; we received a grant for UC Chair building for \$100,000.00; additional funding is out there.

We use up the Demo Fund first, then our funds can be used for various things.

C. Rush agreed with the final ELB proposal.

B. McGrath suggested discussing the ELB separately before final budget approval.

J. Cardman asked if there were any other items of note in the budget.

C. Mahany replied that the new Executive Director may want to change things around, but the account has a healthy balance and there's room to grow and do things. The ELB request won't create a pinch. The budget can be altered down the road.

Motion to recommend to the full Board to approve the 2025 budget with the change to the ELB request, moved by J. Cardman, seconded by C. Rush. Roll call vote:

J. Cardman: Yea

J. Lee: Yea

C. Rush: Yea

B. McGrath: Yea

C. Personnel

Interviews are scheduled.

J. Hirneisen not available after 5:00 p.m. but can Zoom; can send full rubric to B. McGrath to send to full Board ahead of time, along with Do's and Don'ts from the hiring department.

C. Rush won't be present for interviews; previous scheduled engagement.

S. Weber inquired if everyone had responded regarding whether they could attend. C. Mahany replied that only C. Rush said she couldn't attend, among Board members and interviewees.

IV. Adjournment

Motion to adjourn at 9:44 a.m. moved by J. Lee, seconded by J. Cardman. All in favor.