



ECLB Board Meeting

Erie County Land Bank

Tuesday, December 10, 2024 at 9:00 AM EST to 11:00 AM EST

1230 Townhall Road W, Suite 500, Erie, PA 16509

Meeting Details:

<https://us02web.zoom.us/j/87564493882?pwd=L0k0VE9JSVhZVE9sQ2pibU9lVWRydz09>

Phone: 1-309-205-3325

Meeting ID: 875 6449 3882

Passcode: ECLB2024

Meeting Minutes

I. Call to Order & Attendance at 9:00 a.m.

Board: Brian McGrath, Jack Lee, Christine Rush, James Cardman, Dave Mitchell, Suzanne Weber, Tim Bogdanets, Sandy Morrow, Susannah Faulkner

Additional: Jennifer Hirneisen, Aaron Snippert, Jeremy Bloeser, Rachel Jessup, Cindy Wells, Tina Mengine, other members of the Public

II. Review Minutes from November Meeting & Special Meeting

- Motion to approve minutes from November meeting by D. Mitchell, seconded by S. Faulkner; all present in favor (C. Rush not present for vote).
- Motion to approve minutes from Special meeting by S. Morrow, seconded by J. Lee; all present in favor (C. Rush not present for vote).

III. Personnel

A. Jeremy Bloeser

- Motion for Board to approve the Chair signing the employment contract with Jeremy Bloeser, moved by S. Weber, seconded by S. Morrow; all present in favor (C. Rush not present for vote).

J. Bloeser thanked the board and expressed his excitement at the opportunity to grow and accelerate the organization.

To assist the transition at his current organization, he requested to either set his start date at January 13th or be part-time the first couple of weeks of January so as to help BEST.

After discussion, the Board would like J. Bloeser to begin as of January 1st (first day in office January 2nd due to holiday) but he can be available to BEST for first couple of weeks.
- Motion for J. Bloeser's start date to be January 1, 2025, first day in the office January 2, 2025, moved by S. Weber, seconded by J. Lee; all present in favor (C. Rush not present for vote).

IV. Financial Report

No financial report available; generated by Executive Director.

A. Demolition Fund

Dashboard available at

<https://eriecopa.maps.arcgis.com/apps/dashboards/3977a1a65b4d4e9b83eb45ac86cc3954>

V. Hearing of the Public

To be held during Unfinished & New Business, as attendance of the public is primarily to discuss the Union City Chair building.

Technical issues experienced with Zoom meeting.

VI. Erie Land Bank

- Motion to approve disbursement to Erie Land Bank in the amount of \$34,968.26 (2023 WP \$15,241.50 and 2024 WP \$19,726.76), moved by D. Mitchell, seconded by J. Cardman; all present in favor (C. Rush not present for vote). Roll call vote:

J. Lee: Yea
C. Rush: not present
D. Mitchell: Yea
S. Weber: Yea
T. Bogdanets: Yea
S. Morrow: Yea
S. Faulkner: Yea
B. McGrath: Yea

VII. Millcreek Township General Authority

- Motion to approve disbursement to Millcreek Township General Authority in the amount of \$48,678.41, moved by J. Cardman; seconded by S. Morrow; all present in favor (C. Rush not present for vote). Roll call vote:

J. Lee: Yea
C. Rush: not present
D. Mitchell: Yea
S. Weber: Yea
T. Bogdanets: Yea
S. Morrow: Yea
S. Faulkner: Yea
B. McGrath: Yea

VIII. Solicitor Updates

A. Doris Drive, Millcreek

Sold at Upset Tax Sale.

IX. Unfinished & New Business

A. Union City Chair building acquisition

C. Wells wants to know where everyone is at regarding this property.

D. Mitchell commended everyone working in the Corry community, and noted that this building has “a lot of challenges”. He believes that Union City will do the right thing with the property.

S. Weber inquired whether the grant the ECLB has received for the property is transferable.

T. Mengine commented that the Union City Chair project has been going on for more than a year. The city is very supportive of their efforts, with \$500,000.00 toward the project.

She stated that the DCED grant can be transferred. The Land and Grant can be transferred to the RDA, which would be “more streamlined” as they can work on both Union City Chair properties at the same time.

Cindy and Steve have a master plan for the site and can put it back to productive use relatively quickly.

B. McGrath asked if the plan is to have the church subdivide the property and transfer it to ECLB to then transfer to RDA?

T. Mengine said it can be transferred directly to RDA, but they may contact ECLB for support.

T. Mengine will verify process with DCED, and will draw up a resolution for ECLB to submit to DCED for the transfer.

J. Hirneisen recommended a Board vote to transfer the grant.



Motion to grant the Redevelopment Authority permission to pursue the transfer of the DCED grant to the RDA contingent on the formal resolution being available at the next Board meeting, moved by D. Mitchell, seconded by S. Weber; all in favor.

J. Lee remarked that the building requires a lot of work and expense.

T. Mengine agreed that the renovations are expensive compared to a new building, but this building carries a historic factor. An evaluation will be carried out on the building as part of the project to determine the right process. They will ensure that the grant is not lost.

D. Mitchell commented that this takes an administrative load off of ECLB, and makes sense as Union City works directly with the RDA.

B. McGrath remarked that the RDA is likely better equipped to handle the building.

T. Mengine agreed as they have a team of specialists.

B. Property Updates

S. Weber asked about the two properties scheduled to be demolished.

D. Mitchell says the two Corry properties, on S. Center St. and Mott St., are down and looked like a good cleanup.

He added one concern, about the Concord St. property; it was sold for a renovation, and they did a cleanup but it's now sitting empty. The buyer has a good track record.

There's also another Concord St. property which is very blighted.

516 S. 2nd Ave. was scheduled for a burn in November; D. Mitchell stated that it hadn't been done yet last he knew.

S. Weber inquired about 26 ½ Grant St. C. Wells said the demo permit was paid.

C. 2025 Meeting Schedule

Full Board Meetings to be held the third Tuesday of the month; Governance Committee Meetings to be held the first Tuesday of the month.

January meetings: Governance Committee - January 7th; Board Meeting – January 21st.

R. Jessup to prepare a proposed meeting schedule for vote at the January meeting and advertise January meetings.

D. 2024 Audit Engagement Letter

S. Weber recollected that the Board had agreed last year to put this out to other organizations for a new perspective; B. McGrath and J. Hirneisen also recollect this.

B. McGrath indicated for J. Bloeser to add this to to-do list.

➤ Motion to solicit proposals for 2024 audit, moved by S. Weber, seconded by J. Lee; all in favor.

J. Bloeser inquired whether our current contract is for multiple years.

B. McGrath believes it to be year-by-year; J. Hirneisen will double-check.

E. Property Updates, continued

D. Mitchell: 17 South Main Street big concern with water in building; windows were boarded up on the inside, so water is running in.

C. Wells pointed out that the back wall is still not in good condition, and she wants to make sure that doesn't get lost in the shuffle.

J. Lee remarked that the new roof is priority to save the building, and the parapets in front are also bad.

C. Wells said contractors can access building from back alley off of Market Street to cut brush. The angle of the property doesn't allow access to the full building.

She also reminded that this property is connected to the city building and the other neighboring building.

J. Cardman commented that not much can be done in the winter. J. Lee suggested gathering quotes for when we can access the property.

K. Arnold said the roof is the best in the area. J. Lee added that the structure is strong inside.

F. Corry RDA Proposal

B. McGrath said this is waiting on the new Executive Director to review before discussion.

K. Arnold noted that there are many ECLB projects in the district, and the RDA recognizes the ECLB's work and wants to help foster growth and encourage success.

X. Notices & Announcements

A. Homes Within Reach Recap

D. Mitchell discussed networking at meals; multi-story modular homes in Pittsburgh; and there are no properties on the Repository Sale in Bucks County. He met the DCED Secretary, and mentioned possible future partnership with Crawford County, who are working on a renovation program.

R. Jessup discussed meeting individuals Christie Mahany has previously worked with; learning more about topics mentioned in the office but not explained in depth such as Free and Clear Titles; and hearing how other land banks operate, including similarities and differences in operations.

B. McGrath commented that there's not as much land banking in Pennsylvania as there needs to be, and that a potential PSATS Land Banking 101 class would be helpful if it could find a sponsor.

C. Rush discussed spending time with developers; she was initially against working with developers, but has changed her mind after conversing with some developers at the conference. Some are interested in rural areas in Erie County, and she encourages ECLB to consider working with them on multi-unit projects. R. Jessup has contact information.

XI. Executive Session

XII. Adjournment

- Motion to adjourn at 10:42 a.m. moved by S. Faulkner, seconded by T. Bogdanets; all in favor.

Next Regular Meetings: Governance Committee January 7th, Board Meeting January 21st.