



ECLB Board Meeting

Erie County Land Bank

Tuesday, July 15, 2025 at 9:00 AM EDT to 10:30 AM EDT

1230 Townhall Road West, Erie, PA 16509

Meeting Details:

<https://us02web.zoom.us/j/8145808990?pwd=0aBjbraC45A4AxnLwDF9nyKVlxzki.1&omn=85321677190>

Phone: 1 646 558 8656

Meeting ID: 814 580 8990

Passcode: ECLB2025

Minutes

I. Call to Order & Attendance at 9:02 a.m.

Board: Jack Lee, James Cardman, Suzanne Weber, Christine Rush, Susannah Faulkner, Sandy Morrow, David Mitchell, Timofey Bogdanets

Additional: Jennifer Hirneisen, Jeremy Bloeser, Rachel Jessup, Aaron Snippert

Absent: Brian McGrath

II. Previous Meeting Minutes

- Motion to approve minutes from previous meeting, moved by S. Weber, seconded by S. Morrow; all in favor, none opposed.

III. Financial Report

Megan Richter is out of town but provided this month's reports.

A. Demolition Fund

Haven't yet received the fund deposit numbers from the County.

Dashboard available at

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

or go to ErieCountyLandBank.org > Programs > Act 152 Demo Fund

IV. Hearing of the Public

None.

V. Erie Land Bank

- Motion to approve disbursement to Erie Land Bank in the amount of \$42,295.03 (2024 WP \$3,142.37 and 2025 WP \$39,152.66.), moved by D. Mitchell, seconded by S. Faulkner; all in favor, none opposed.

VI. Solicitor Updates

None.

VII. Unfinished & New Business

A. Properties

1. Demo Awards

26 Franklin St. and 34 W. Bond St., Corry – demos in progress by E. E. Jones Contracting (Eric Jones); pleased with progress so far.

22 Lincoln St. and 9 Wattsburg St., Union City – Awarded to C&T Excavating (Drew Francisco) last month. Bids were very low; new contractor to us (did 516 S 2nd Avenue). Has said he's quite busy right now. Agreement to give him through August to get these demo's done.

78 Miles St., Union City and 712 W. Church St., Corry – Weren't awarded at last meeting; not as desperate as the others. C&T had lowest bids but can't take on these properties until later in the year. Bids were reexamined.

➤ Motion to award 78 Miles Street and 712 West Church Street demolitions to next lowest bidder, E. E. Jones, contingent on their ability to complete the demolitions within 60 days; moved by D. Mitchell, seconded by S. Morrow; all in favor, none opposed.

2. 18 Market St., Union City (Union City Chair building) update

Meeting with Cindy Wells/Union City Borough. Lawyers working on document now; verbal agreement in place for church to donate property to ECLB, for ECLB to transfer to Erie County RDA, then RDA to transfer to Union City Borough.

Despite time this is taking, still on track for initial plan, which is RDA to have environmental assessment done in August.

3. 17 S. Main St., Union City update

J. Bloeser getting bids on outer envelope. Contractors suggested engineer Ashley Porter assess. Façade is unique, needs portion removed for assessment. BluSky boarded windows from inside; still some glass, needs to be removed.

Josh Dyne approved for time and material project: under \$7,500.00 for all glass, door (front door currently held on with four padlocks, needs to be removed for entry); secure front. Can remove materials for engineer.

4. 80 E. High St., Union City

Lyle Miller doing title search. J. Hirneisen provided service documents to his legal team.

Question whether we should do title searches/clear titles for properties; discussion regarding whether to set a policy.

Title search usually \$150.00 - \$225.00. Quiet title can be about \$3,000.00.

Agreed that case-by-case basis makes sense; use plans determine whether to proceed.

Properties held for one year have title cleared automatically.

5. Dispositions

121 E. High St., Union City – Arborist removed one large tree and foliage around building at request of an applicant.

Applicants:

Butter Properties, LLC – son of MAK Homes: wants to renovate

Next door neighbor: wants to expand yard

Union City borough approved sale to Butter Properties.

➤ Motion to sell 121 East High Street to Butter Properties, LLC, moved by D. Mitchell, seconded by S. Morrow; all in favor, none opposed.

92 & 0 S. Main St., Union City – Offer: \$2,030.00. Property owner one block away has no yard; wants property for use as a yard.

Union City Borough wants property developed; not in favor of this sale.

➤ Motion to decline application, moved by S. Weber, seconded by D. Mitchell; all in favor, none opposed.

J. Hirneisen questioned whether the Borough is incentivizing businesses to build there. Lyle Miller may be interested.

J. Cardman asked if combining the two parcels might help. J. Hirneisen could draw up a combination deed. J. Bloeser to ask Pat Groner for opinion.

B. Investments & Banking

J. Bloeser and J. Lee working on this project.

\$250,000.00 CD with Northwest Bank – will gain about \$10,000.00 in six months.

\$500,000.00 to First National Bank - \$250,000.00 in an ICS (money market) account, \$245,000.00 in a CD, \$5,000.00 in checking (required for CD).

Will reevaluate in six months with CD's.

C. Rapid Reset Projects

Need to ramp this up – we have received applications and the summer is moving along.

The program is for blight prevention; some applications were for blighted homes, which isn't the point of the program. Municipal partners understand.

The 2024 home is being well kept.

Groundwork Erie is overwhelmed in the City of Erie and won't be able to work on these projects. J. Bloeser is reaching out to landscapers for bids.

S. Faulkner recommended Assertive Services.

D. Open House

Open House is at Picnicana on July 25th. Board members are please requested to let Staff know if attending.

E. Conferences

1. PAHRA recap – D. Mitchell, J. Bloeser, R. Jessup gave high-level overview and highlights of the conference.

2. Upcoming Conferences

Dave, Jeremy, and Rachel will be attending the Rural Pennsylvania Housing Summit on July 23rd in, State College, PA.

- web.cvent.com/event/72378e3b-8915-4912-bbd7-ef399bd48917/summary

Let us know if you'd like to attend any of these conferences:

- Deconstruction + Reuse Conference: August 4-6, Saint Paul, MN - www.buildreuse.org/conference
- National Land Bank Network Summit: Sept. 8-9, Detroit, MI - communityprogress.org/nlbn-summit-2025
- Homes Within Reach Conference: Dec. 3-5, Hershey, PA - No info online yet.

VIII. Notices & Announcements

None.

IX. Adjournment at 9:48 a.m.

Motion to adjourn, moved by D. Mitchell, seconded by S. Weber.

Next meetings: Board Meeting August 19th; Governance Committee September 2nd.