



ECLB Board Meeting

Erie County Land Bank

Tuesday, August 19, 2025 at 9:00 AM EDT to 10:30 AM EDT

1230 Townhall Road West, Erie, PA 16509

Meeting Details:

us02web.zoom.us/j/8145808990?pwd=0aBjbraC45A4AxnLwDF9nyKVlxzki.1&omn=81733410357

Phone: 1 646 558 8656

Meeting ID: 814 580 8990

Passcode: ECLB2025

Minutes

I. Call to Order & Attendance at 9:16 a.m.

Board: Suzanne Weber, Brian McGrath, Susannah Faulkner, Timofey Bogdanets, Christine Rush (joined at 9:45 a.m.)

Additional: Jennifer Hirneisen, Jeremy Bloeser, Rachel Jessup, Megan Richter, Krista Arnold

Absent: Sandy Morrow, David Mitchell, Jack Lee, James Cardman

II. Previous Meeting Minutes

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

III. Financial Report

Funds have been moved from Northwest Savings Bank to First National Bank as previously voted on. Will revisit CD toward the end of the year to see how it's accruing.

M. Richter will update balance sheet; looks like a large sum has been spent, but that's what was moved to First National.

M. Richter to ask for update on IRS refund for A. Qayumov's tax refund.

A. Demolition Fund

\$16,629.75 deposited for July 2025

Demo fund: some ELB demo's have come through recently.

- Motion to approve Financial Report, moved by C. Rush, seconded by T. Bogdanets. All in favor; none opposed.

IV. Hearing of the Public

None.

V. Erie Land Bank

- Motion to approve disbursement to Erie Land Bank in the amount of \$90,781.08 (2024 WP \$4,283.66 and 2025 WP \$86,497.42), moved by S. Faulkner, seconded by S. Weber. All in favor, none opposed.

VI. Solicitor Updates

80 East High Street and 18 Market Street updates addressed by J. Bloeser.

J. Hirneisen in talks to potentially list 2508 Station Road, Wesleyville on Judicial Sale rather than Upset Sale.

VII. Unfinished & New Business

A. Properties

1. Updates

- 80 East High Street, Union City – Closing today.
- 121 East High Street, Union City – Contract has been sent to buyer. Closing after tree work is complete. Raynak was to have started work by now; J. Bloeser to check on that status.
- 18 Market Street, Union City (Union City Chair building) – Donation agreement is finally signed. J. Hirneisen working on title search. Once ECLB has ownership, RDA can start environmental assessment, which takes about two weeks.

2. Disposition: 7228 Rupert Drive, Fairview to Tammy Gielniak and Shawn Stroup

T. Gielniak saw the listing on Zillow or similar website and reached out to ECLB office directly rather than Pat Groner. She was very motivated to get all paperwork submitted. J. Bloeser reviewed main points of application with Board.

➤ Motion to approve sale of 7228 Rupert Drive, Fairview to Tammy Gielniak and Shawn Stroup, moved by S. Weber, seconded by T. Bogdanets. All in favor; none opposed.

J. Bloeser questioned whether municipalities need to be consulted for all sales; ICA does not include that clause. Just sell, or ask Fairview? This fulfills best use of property.

Discussion concluding to just move forward with the sale.

S. Weber inquired whether P. Groner would receive his commission as the buyers did not contact him. The contract between P. Groner and ECLB says he does not. General agreement that he should get commission for work listing the property, as the buyers found it via the MLS.

➤ Motion to pay commission on sale of 7228 Rupert Drive to Patrick Groner, moved by S. Weber, seconded by S. Faulkner. All in favor; none opposed.

3. Potential acquisition: 2508 Station Road, Wesleyville

J. Bloeser has been talking with Wesleyville about potential work.

2508 Station Road is earmarked for Upset Sale after years of being tax delinquent. Title has been a mess. Wesleyville solicitor currently conducting title search.

This property is very blighted (photos and info in packet) and the neighbors take excellent care of their property. It is also on a main corridor.

Do we want to bid through the Upset Sale? Unlike with Judicial Sale, taxes are not exonerated with Upset Sale; and we don't get special bid.

Wesleyville has agreed to exonerate back taxes and are speaking with School District about the same. – In this case, agreement that we definitely should purchase at Upset Sale.

J. Bloeser questioned how payment would work, if taxes are waived. J. Hirneisen advised having exoneration agreements in hand before the sale.

4. 210 North Center Street, Corry

K. Arnold presented proposal found in Board Meeting documents.

Brick building currently outdated in terms of zoning; requires commercial space. Apartments are not adequately designed. To be completely reformatted and updated with commercial space restored. White building foundation rotting; needs to be demolished. Both structures sit on same parcel.

CIBA and Corry RDA requesting partnership with ECLB to help demolish white building. Space slated to be turned into patio space for tenants of brick building.

Question whether parcel could be transferred to ECLB, single building demolished, and parcel returned to CIBA with brick building remaining. This would delay the plans for the property.

ECLB would be welcome to be as involved with demolition as desired, or handle demolition similarly to agreement with Millcreek and consider it a “grant” of sorts.

“Grant” seems simplest option; J. Hirneisen agreed.

B. McGrath noted that “grant” option was never intended for individuals, only for authority/municipality. As CRDA can act as an authority, this would be a good solution.

Corry RDA to draw up cost proposal for ECLB Board to vote on; K. Arnold to present when ready.

B. National Community Stabilization Trust

Nonprofit; works with banks to provide trusted organizations with first look at foreclosed properties.

Properties have a set price, steeply discounted compared to market rate. Quick timeline: handful of days to decide whether to purchase; 30 days for closing. Can do any inspection, but would need to happen quickly.

Obligation for owner-occupant or rental; purchaser/tenant must be low- to moderate income.

J. Bloeser would like ECLB to join, then we can see what properties are coming up in our partnered areas. Won't be a vast number. No obligation to buy.

C. Rush expressed concern about obtaining properties we can't sell; doesn't want us to be managing properties. Would like a timeframe set for selling properties.

S. Weber questioned whether low- to moderate-income buyers would be able to fix up properties.

J. Bloeser pointed out that ECLB could act as a bridge between these properties and CCLT, possibly also Habitat for Humanity. K. Arnold also suggested discussing with Corry if properties needed to be moved.

➤ Motion for ECLB to join the National Community Stabilization Trust, moved by S. Weber, seconded by S. Faulkner. All in favor; none opposed.

C. ECLB Open House recap

J. Hirneisen and S. Weber previously expressed thanks and congratulations to Staff on success of Open House.

R. Jessup explained that the idea was to catch up with current partners, and reach out to those not currently partnered with us as well as giving them a chance to chat with current partners. This was accomplished.

Due to success, Staff would like to make the event annual. Possibly look into media coverage next time.

Suggested that J. Bloeser present at ECATO and ECAB meetings; also request time at Fort LeBoeuf School Board meeting.

County Executive has been pushing for Fort LeBoeuf signing. Other progress also due to Open House: Edinboro Borough signed ICA; McKean Borough interested.

D. ICA Updates

1. Signed: Edinboro Borough

2. In progress

- McKean Borough
- Fort LeBoeuf School District

3. To-do list

- Concord Township
- Conneaut Township
- Elgin Borough
- Venango Township
- Washington Township
- Waterford Borough
- Wayne Township

Platea Borough and Mill Village Borough have voted No.

E. Conferences

1. Deconstruction + Reuse Conference - Saint Paul, MN – recap

Staff interested in working toward material reuse from demolitions. Habitat open to a call if ECLB has anything that can be reused.

2. Upcoming Conferences

Sept. 8-9: [National Land Bank Network Summit](#) - Detroit, MI

Dec. 3-5: [Homes Within Reach Conference](#) - Hershey, PA

VIII. Notices & Announcements

J. Bloeser has scheduled a Personnel Committee meeting on Monday, August 25th for R. Jessup's annual review and J. Bloeser's objective and goal setting. Also, discussion of Employee Handbook. J. Hirneisen to look into how handbook is progressing.

Sisters of Saint Joseph are holding an Open House on Tuesday, August 26th for homes that have been worked on. As SSJ are PHARE grant participants through ECLB, J. Bloeser will be attending. Any interested Board members will be given further info.

S. Weber inquired about now-vacant lot at 1850 West Gore Road, Millcreek. Family contesting demolition of shed; tension between family, Empire, and Millcreek Township. S. Weber would like to see property acquired by ECLB; would be good Habitat location.

C. Rush concerned about the situation between the family, contractor, and township. Agreement that ECLB doesn't want to get involved.

IX. Adjournment

➤ Motion to adjourn at 10:36 a.m., moved by S. Faulkner, seconded by C. Rush.

Next meetings: Governance Committee September 2nd; Board Meeting September 16th.