



ECLB Board Meeting

Erie County Land Bank

Tuesday, September 16, 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=81561633545>

Phone: 1 646 558 8656

Meeting ID: 814 580 8990

Passcode: ECLB2025

Minutes

I. Call to Order & Attendance at 9:01 a.m.

Board: Jack Lee, James Cardman, Suzanne Weber, Brian McGrath, Susannah Faulkner, Sandy Morrow, David Mitchell

Additional: Jennifer Hirneisen, Jeremy Bloeser, Rachel Jessup, Rock Copeland, Aaron Snippert, Megan Richter, Krista Arnold

Absent: Christine Rush, Timofey Bogdanets

II. Previous Meeting Minutes

- Motion to approve minutes from previous meeting, moved by J. Lee, seconded by B. McGrath; all in favor, none opposed.

III. Financial Report

A. Demolition Fund

\$16,245.00 deposited for August 2025

Dashboard available at

<https://eriecopa.maps.arcgis.com/apps/dashboards/3977a1a65b4d4e9b83eb45ac86cc3954>
or go to ErieCountyLandBank.org > Programs > Act 152 Demo Fund

- Motion to approve Financial Report, moved by S. Weber, seconded by B. McGrath; all in favor, none opposed.

IV. Hearing of the Public

A. Corry Project Proposals

Presenter: Krista Arnold

- **210 North Center Street:** Recap of project explanation from August meeting with more detail re: condition of house (foundation rotting) and situation with tenants. Questions re: parking for tenants with new plan; determined to be sufficient. Bids for demolition solicited from ECLB contractor list; two received – E. E. Jones for \$19,500.00 and Safford for \$25,000.00.

Board decisions needed: Do we want to participate? And can we put the demolition through the Demo Fund (since we won't be taking ownership of property) or use our own funds?

A. Snippert explained that the Demo Fund was set up with ECLB as steward; it can be used anywhere in Erie County, not solely on our properties.

K. Arnold pointed out that CIBA is a non-profit, so decisions we make re: this partnership could open up to other nonprofit partnerships, which could be beneficial or not.



Motion to sanction the demolition project up to \$20,000.00, with details to be determined by ECLB Staff and Corry Redevelopment Authority, moved by D. Mitchell, seconded by B. McGrath; all in favor, none opposed.

- **613 North Center Street:** Corry nonprofits collaborating, currently limited in properties they can capture; moving into renovations. CIBA purchased this property with a loan from Corry RDA. Info sheet in packet has more details. Seeking ECLB partnership on landscaping reset - \$900.00

If profit is made from property, will be divided between participants. If not, RDA will absorb loss. This neighborhood is improving and developing, right by high school. RDA looking into Lake City kit homes, planning to build.

S. Faulkner would like to see an MOU between CIBA and ECLB (specific to CIBA, not a blanket MOU).

J. Cardman wants to ensure that ECLB is partnering with non-profits serving community-oriented projects, not self interests.



Motion to provide \$900.00 for the yard reset, moved by D. Mitchell, seconded by S. Weber; all in favor, none opposed.

V. Erie Land Bank

Work Plan 2024 is wrapping up.



Motion to approve disbursement to Erie Land Bank in the amount of \$33,669.37 (2024 WP \$1,971.29 and 2025 WP \$31,698.08), moved by B. McGrath, seconded by S. Faulkner; all in favor, none opposed.

VI. Solicitor Updates

- **18 Market Street:** Title search finishing up; hopefully the closing will be scheduled by the next Board meeting.
- **7 Grove Street:** Estate issues have been cleared up; could be recorded by the end of this week.
- **Upset Sale:** J. Bloeser has identified some properties; undergoing title searches.
- **2508 Station Road:** Not on tax sales this year due to issues with service; S. Morrow expressed frustration that the same issues occurred last year. Maybe partner with the borough, possibly look into Eminent Domain? Conservatorship mentioned.

VII. Unfinished & New Business

A. Properties

1. Dispositions

- *Closed:* **121 East High St., Union City to Butter Properties, LLC:** Raynak cleared out overgrowth; D. Mitchell commented that the difference is remarkable. Slated to be a winter renovation.

2. Acquisitions

- **Donation (CNI): 7 Grove St., Corry:** MAK was interested in renovating last year; unsure of continued interest. D. Mitchell concerned that there may be no rebuild if demo'ed, but noted that an open lot may be OK due to proximity of neighbors. Determine next steps with property after acquisition.

➤ Motion to proceed with acquisition of 7 Grove Street, Corry, moved by D. Mitchell, seconded by S. Morrow; all in favor, none opposed.

- **Donation (CNI): 221 Mead Ave., Corry:** Door was removed from property; D. Mitchell donated wood and K. Arnold assisted with securing.

➤ Motion to proceed with acquisition of 221 Mead Avenue, Corry, moved by D. Mitchell, seconded by S. Faulkner; all in favor, none opposed.

J. Bloeser discussed suddenness with CNI acquisition of 221 Mead Ave.; ECLB wasn't equipped to accept donation so quickly, so wasn't able to be directly transferred to ECLB and thus more legal fees will be incurred. Seeking list of properties for preapproval for cases like this. R. Jessup noted that there is precedent; we have an existing preapproval list.

- **Donation: Lake Pleasant Rd. lot, Millcreek:** Donation offer; not tax delinquent, owner "sort of inherited it" and no longer wants it. J. Bloeser went to property and determined it will be difficult to develop; recommends not accepting.

➤ Motion not to accept the donation of the Lake Pleasant Road lot in Millcreek, moved by S. Weber, seconded by S. Morrow; all in favor, none opposed.

- **2508 Station Rd., Wesleyville:** Removed from Upset Tax Sale; already discussed.

- **Upset Tax Sale Properties:** Several properties on our watchlist are on the Upset Sale. Not lien-free unlike Judicial Sale; auction with no land bank preference, so can be bid against. Are we interested in acquisitions through the Upset Sale?—only looking to consider vacant, lien-free properties with approval from municipalities, and at the minimum bids. J. Bloeser requesting motion to register for Upset Sale auction.

➤ Motion for J. Bloeser to be a registered bidder, moved by J. Lee, seconded by S. Faulkner; all in favor, none opposed.

List of identified properties distributed:

ALBION BORO	01-007-035.0-034.00	HOLLAND CHRISTY LYNN	19 PARK AVE 102.7 X 165 IRR	\$8,911.39
ALBION BORO	01-007-035.0-035.00	HOLLAND CHRISTY LYNN	23 PARK AVE 125 X 170	\$5,520.05
CITY OF CORRY WARD 2	06-021-028.0-017.00	MORTON JESSIKA LYNNE	221 E SMITH ST 51.7X181.5	\$10,044.32
LAKE CITY BORO	28-010-004.0-019.01	DAVIDOFF ANDREW J	1467 LAKE ST 1.60 AC	\$4,539.49
MILLCREEK TWP	33-077-337.0-011.00	MARR DEBRA I	3612 AMHERST RD 80 X 147.31	\$4,050.28
UNION CITY BORO WARD 1	41-006-006.0-042.00	ORR MICHAEL E UX CARON M	25 WARDEN ST 75X70	\$6,988.88
UNION CITY BORO WARD 1	41-011-044.0-015.00	SMITH ALEX	96 E HIGH ST 1.22 AC CAL	\$9,535.45

J. Bloeser requesting \$50,000.00 for minimum bids plus fees to bid on these properties, provided title searches come back clear.

K. Arnold noted that there is funding available through the RDA which could add to stack. General agreement to keep things simple and not seek other funding.

D. Mitchell wants to approve \$70,000.00 as other bills may surface after acquisition. Conversation that those can be dealt with later.

Motion to approve up to \$70,000.00 for J. Bloeser to go up to minimum bid plus fees, dependent on clean title search and discussion with communities; moved by D. Mitchell, seconded by S. Faulkner; all in favor, none opposed.

3. Demolitions

- **78 Miles St., Union City & 712 Church St., Corry previously awarded to E. E. Jones:** One was supposed to be down in August, other by end of September; has communicated about delays and requested extension. One has begun and both will be down this month.
- **22 Lincoln St. & 9 Wattsburg St., Union City previously awarded to C & T:** No movement on demolitions, no permits filed, insurance has lapsed; no response to communications. Per contract, J. Bloeser gave 14-day notice prior to contract termination four days ago.

Agreement that J. Bloeser has authority to handle these situations without Board involvement.

J. Bloeser discussing how to tighten up our contracts with J. Hirneisen.

B. ICAs

- **Edinboro Borough:** Signed after Open House.
- **McKean Borough:** J. Bloeser speaking to council in October.
- **Ft. LeBoeuf School District:** Summit Supervisor Mark Welka conversed with some School Board members; they're not opposed. Says will help facilitate conversations with J. Bloeser and Superintendent/School Board.

C. Presentations

J. Bloeser has recently presented to Corry Rotary and Erie Area Council of Governments. Wattsburg Borough brought property list to COG meeting; very helpful.

Willing to do more; let him know if any groups are interested. D. Mitchell suggested that J. Bloeser and A. Snippert present together to Erie Rotary; key community leaders attend.

D. National Land Bank Summit recap

J. Bloeser, S. Faulkner, R. Jessup, and A. Snippert discussed key takeaways from the Summit and from tours of Detroit.

S. Faulkner expressed interest in coordinating with local organizations for screening of Genesee County Land Bank documentary.

A. Snippert discussed Westmoreland County's Blight Summit – introduced leaders in area to what land banking is and what the land bank is doing. This could be a good idea for Erie LBs.

Upcoming: Dec. 3-5: Homes Within Reach Conference - Hershey, PA: Registration not yet open. Board members to let staff know if they're interested in attending.

E. Personnel Committee follow-up

Executive Session entered at 10:18 a.m. to discuss R. Jessup's annual review. Executive Session ended at 10:29 a.m. R. Jessup given new job title of Executive Office Manager, with a 5% raise retroactive to employment anniversary.

J. Bloeser has determined that he could use a staff member to help with covering all areas of the county. Meanwhile, CCLT is in need of staff; currently all-volunteer Board, insufficient.

Grant had been written for Community Foundation to staff a CCLT Executive Director; given \$0. Upon conversation, request not denied but tabled; Foundation uncomfortable with 100% funding. J. Bloeser pitched incubating a shared staff person at ECLB, split time and cost 50/50 between CCLT and ECLB; Foundation liked idea. J. Bloeser requesting motion to move forward with developing job description and writing grant.

S. Morrow concerned about pay rate for an ED position. J. Bloeser explained that the CCLT ED would be part-time, 20 hours/week, so not typical rate. Future goal is to split shared position into two positions so ED would be full-time with CCLT and under their funding stream.

S. Faulkner noted that many land banks at National LB Summit were under same umbrella with land trusts, and we'd be the first in PA if we proceed with that relationship.

J. Cardman commented that the only potential issue he saw was if there are disagreements between entities re: staff member performance.

B. McGrath asked if there would be a time limit on this arrangement. Agreement that it would make sense to revisit the arrangement. S. Faulkner suggested the two-year time frame of the grant; consensus that this makes sense.

D. Mitchell stressed the work "incubate" as being important in the proposed arrangement.

- Motion for J. Bloeser to pursue creation of a job description and write the grant, with further action to be voted on; moved by S. Weber, seconded by S. Faulkner; all in favor, none opposed.

VIII. Notices & Announcements

None.

IX. Adjournment at 10:40 a.m.

- Motion to adjourn, moved by B. McGrath, seconded by S. Faulkner.

Next meetings: Governance Committee October 7th; Board Meeting October 21st.