



Governance Committee Meeting

Erie County Land Bank

Tuesday, October 7, 2025 at 9:00 AM to 10:00 AM EDT

1230 Townhall Road West, Erie, PA 16509

Minutes

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

Committee: Jack Lee, James Cardman, Brian McGrath

Also: Jennifer Hirneisen, Rock Copeland, Jeremy Bloeser, Rachel Jessup

Absent: Suzanne Weber

II. Previous Meeting Minutes

Motion to approve previous meeting minutes, moved by J. Cardman, seconded by B. McGrath. All in favor; none opposed.

III. Unfinished & New Business

A. 2026 Budget

In progress; J. Bloeser intended to have it ready for Board meeting on October 21st after discussing with Megan Richter on October 8th.

J. Cardman inquired about the agreement with Millcreek Township General Authority. J. Bloeser noted that there's an invoice on the agenda for this month's Board meeting. He spoke with Matt Waldinger who said there are still a couple of bills outstanding, but those will be on the 2026 request. 2026 is the last year in the agreement. They may come in quite a bit below the \$1 million ECLB had approved, but won't know for certain until 2026.

1. Erie Land Bank 2026 Work Plan Funding Request

Very high ask; J. Bloeser spoke to Aaron Snippert about the amount. Typically ask a lot and ECLB counters. Questions regarding amount going to admin/staffing costs rather than funding projects. ELB still has ARP funding through 2026. Now that ECLB Staff is more familiar with our operations, would like to see us ramp up our work in 2026, and funding needs to be balanced. Conversation about possibly approving ELB amount closer to last year.

2. Upcoming Corry/CIBA project

Krista Arnold to present at Board meeting on 10/21. 20,800-square-foot building to be demolished for project. Not much other info available at this time, but K. Arnold mentioned this project could be along similar lines to MTGA agreement and wanted it on the Committee's radar when considering budget.

J. Bloeser also mentioned 7 Grove Street, Corry acquisition. Upon entering property, seems to be potential reno/sale. Talk of possible project with CIBA. Could be CCLT property. More info to come at Board meeting, but something to consider in terms of budget.

B. 2508 Station Road update

Removed from Upset Sale due to incorrect service again; won't be eligible for tax sale again until next Upset Sale.

J. Bloeser had Zoom meeting with Wesleyville and solicitors; determined that Eminent Domain is quickest option. A. Snippert provided info from ELB's experience with Eminent Domain.

Short conversation of Eminent Domain vs. Conservatorship.

Wesleyville has had appraisal completed for Eminent Domain.

If successful, borough will donate to ECLB.

C. Upset Tax Sale Update

All paid before sale and removed from list except one to Corry developer; no acquisitions.

ECLB Staff working on a preapproval list to present to Board. R. Jessup reached out to partners for wishlists, reviewing properties. Some normal, single-family residential homes, but some unique situations (commercial buildings, motel with trailer park, mobile homes in parks) that J. Bloeser is looking into with J. Hirneisen.

Question about occupied properties (e.g., the motel with trailer park). Board decided a while back to only pursue vacant properties.

2025 Judicial Tax Sale to be held in January 2026 this year.

D. Christine Rush Resignation

Verbally resigned a couple of weeks ago, still waiting on resignation in writing, could be an email. J. Lee recommends C. Rush include full Board on email.

André Horton has selected an appointee. Will be interim to finish C. Rush's term through this December, then reappointed for full term in January.

Personnel Committee meeting scheduled for Wednesday; was difficult to coordinate members. Reviewing employee handbook draft, J. Bloeser's goals/review, and new job description.

E. Governance Committee

No meetings scheduled for November or December. Haven't needed many lately.

Agreed that a November meeting is needed to review Draft Budget so Budget can be approved at November Board meeting. November 4th is Election Day. November 11th is Veteran's Day, but agreed to meet then. R. Jessup to send out calendar invitation.

B. McGrath asked about former service station east of Pittsburgh Inn; has asked about this for a while. Question about possible environmental issues. DEP removed tanks long ago. J. Bloeser will investigate.

IV. Adjournment at 9:38 a.m.

Motion to adjourn, moved by B. McGrath, seconded by J. Cardman. All in favor.

Next meetings: Board Meeting October 21st; Governance Committee Meeting November 11th.