



ECLB Board Meeting

Erie County Land Bank

Tuesday, February 17, 2026 at 9:00 AM EST to 10:30 AM EST

1230 Townhall Road West, Erie, PA 16509

Minutes

I. Call to Order & Attendance at 9:04 a.m.

Board: Jack Lee, Sue Weber, Susannah Faulkner, Jim Cardman, Tim Bogdanets, Jeff Church

Additional: Jeremy Bloeser, Rachel Jessup, Jenny Hirneisen, Megan Richter, Aaron Snippet, Dave Mitchell, Krista Arnold, Steve Bishop

Absent: Sandy Morrow, Brian McGrath, Scott Harris

II. Previous Meeting Minutes

Motion to approve minutes from previous meeting, moved by J. Cardman, seconded by S. Faulkner; all in favor, none opposed.

III. Financial Report

AR is the 5/50 Tax Recapture.

Audit is going well. New auditing firm; J. Bloeser, R. Jessup, and M. Richter weren't here for some questions the new auditors are asking, but we're working on it. Some adjustments will be made but just technical accounting terms.

Motion to approve financial report, moved by S. Weber, seconded by J. Cardman; all in favor, none opposed.

A. Demolition Fund

January 2026 deposit amount \$10,787.25.

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

D. Mitchell endorsed Jeff Church as new District 6 representative on ECLB board; challenged J. Church to sign Wayne Township. He expressed appreciation for the ECLB staff as well as for support from the board for the Corry area since the beginning of the land bank. Emphasized the need in Corry for attention.

A thank you card and gift from the ECLB board and staff was presented to D. Mitchell.

V. Erie Land Bank

Motion to approve disbursement to Erie Land Bank in the amount of \$78,035.07 (WP25 \$28,188.90 and WP26 \$49,846.17), moved by S. Faulkner, seconded by J. Cardman; all in favor, none opposed.

VI. Solicitor Updates

To be covered in subsequent topics.

VII. Unfinished & New Business

A. Properties

1. 2508 Station Road, Wesleyville

Have been working on acquisition for years, keep running into issues.

Wesleyville looked into Eminent Domain but this doesn't qualify as would have to only be for the public good (blight doesn't count).

Erie County Redevelopment Authority can use Eminent Domain for blight; differences in government vs. an authority. Willing to pursue for acquisition and donation to ECLB; ECRDA focuses on industrial/commercial. Request that ECLB cover associated legal fees.

Motion for ECLB to cover legal fees up to \$7,500.00 for condemnation/Eminent Domain proceedings of 2508 Station Road, Wesleyville, moved by J. Cardman, seconded by S. Faulkner; all in favor, none opposed.

2. Water Street, Wesleyville

S. Morrow reached out to owner, same experience J. Bloeser had: very friendly when conversing, then won't return calls or further contact attempts. J. Bloeser has reported this to Wesleyville code enforcement.

S. Weber offered to call.

3. 17 South Main Street, Union City

J. Bloeser soliciting quotes on scope of work for façade, roof, and rear wall. Third bid came in this morning, so can't vote on this yet.

Bids vary widely in scope, price, and time frame. Some lower cost but less comprehensive and/or longer wait; some very comprehensive but higher cost. T. Bogdanets inquired who the quotes were from: Ashley Porter, Jeff Holes, Dave Brennan.

J. Bloeser needs more time to evaluate quotes, can take to Governance Committee.

4. 221 Mead Avenue, Corry

CIBA purchased for donation to ECLB. Small private mortgage not recorded as closed; owner states it was paid off in 1994. Believed paperwork was in house. J. Bloeser accompanied owner through house; no way of finding anything, much less one document. Owner signed necessary declaration of his wife having passed away.

J. Bloeser recommends that we take ownership despite mortgage question; J. Hirneisen concurs. Mortgage reaches 30 years from maturity in two more years, at which point it's legally considered paid. Unlikely to be worth the expense and time to file quiet title.

CIBA's insurance company issued title policy; our company will not. Probably OK.

D. Mitchell inquired about lot size. Deep lot but due to limited frontage, will probably be a Side Lot rather than buildable.

5. 18 Market Street, Union City (Union City Chair building)

J. Bloeser reached out to church again. Costs have been reimbursed by ECLB for mortgage release; have yet to receive documents.

ECRDA is ready to move forward with project.

B. Cornerstone Community Land Trust (CCLT)

- Overview – J. Bloeser presented. Board members asked many questions throughout the presentation.

D. Mitchell believes Corry to be a strong candidate. CNI and CRDA would work with CCLT.

Question as to how buyers are vetted. Pittsburgh's CLT creates relationships 6 months to a year before purchase.

Questions as to how to ensure upkeep of house; check-ins? Based on trust, but homebuyers are owners of their homes. Traditional homebuyers don't receive check-ins after purchase; CLT homebuyers shouldn't, either.

J. Cardman commented that the HANDS neighborhood in Fairview is beautiful and very well maintained.

Question regarding lending by private funders. Former CCLT Director Jenessa Norton built relationships with lawyers and lenders. The arrangement is similar to buying a condo. T. Bogdanets recommended Marquette Bank and Flagship Community Bank as potential contacts; they have good community outreach, mentioned Marquette's Keys program.

Adjacent programs were mentioned by board members: City of Erie MOMS, where rent is used for down payment; SSJ's Genesis program; EBWS's educational program with a lottery-style drawing.

- Grant updates

Have been awarded \$1.1M through Senator Fetterman grant. Grant does not require a match.

C. 5/50 Tax Recapture for Tax Year 2025

- Erie County Tax Claim Bureau
- City of Corry
- Millcreek Township
- North East Borough
- Union City Borough
- Corry Area School District
- Millcreek Township School District
- North East School District*
- Union City Area School District

18 properties (4 new from last year, sold 2024)

\$8,088.66 total invoiced

Corry Area SD, North East SD, & North East Boro have already submitted payment; total \$2,684.62. J. Bloeser explained that North East School District only submitted payment for properties who had paid their taxes; one is tax delinquent. This is how the agreement is worded, so is correct.

D. Northwest Retirement Plan Authorized Signers

Northwest has transitioned to a new 457B management company; need authorization form signed denoting approved signers on the account.

Motion to approve the authorized bank signers to be authorized signers on the 457B plan, moved by S. Weber, seconded by J. Cardman; all in favor, none opposed.

E. Updated credit card policy

Current credit card policy specifies that the card will be issued to Christie Mahany rather than Executive Director, and does not reflect actual practices. Was discussed with Governance Committee and an updated version was drafted. Both versions included in meeting materials.

Motion to approve the updates to the Credit Card Policy as recommended by the Governance Committee, moved by J. Church, seconded by J. Cardman; all in favor, none opposed.

F. Documentary screening updates

S. Faulkner updated on RSVP numbers. Planning meeting is scheduled soon. All going well.

VIII. Notices & Announcements

A. 2025 Audit has started.

Discussed during Financial Report.

B. Statement of Financial Interest Forms

Required by the State. * DUE MAY 1ST. *

Can be filed online (please provide a hard copy to the ECLB office) at <https://www.pa.gov/services/ethic/file-a-statement-of-financial-interests.html> or with the attached form.

~~C. Thank you gift for Dave Mitchell~~ Presented during Hearing of the Public.

IX. Adjournment at 10:13 a.m.

Motion to adjourn, moved by S. Faulkner, seconded by T. Bogdanets.

Next meetings: Governance Committee March 3rd; Board Meeting March 17th.