



ECLB Board Meeting

Erie County Land Bank
Tuesday, March 17, 2026 at 9:00 AM to 10:30 AM EDT
1230 Townhall Road West, Erie, PA 16509

Minutes

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

Board: Brian McGrath, Scott Harris, Sandra Morrow, Jack Lee, Jeffrey Church, James Cardman, Suzanne Weber, Tim Bogdanets

Absent: Susannah Faulkner

Additional: Jeremy Bloeser, Rachel Jessup, Jennifer Hirneisen, Megan Richter, Krista Arnold, Cindy Wells, Steve Bishop, Dave Mitchell

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

Audit is going well. Will be a correction or two due to differences in auditors.

Meeting recording started via Zoom.

Monthly interest is good. Property sale in February shows \$12,500.00 on Income Statement. Biggest expenses shown are ELB disbursements and ECLB payroll. FSA has been set up, under Employee Benefits; working well for staff.

- Motion to approve financial report, moved by S. Morrow, seconded by B. McGrath; all in favor, none opposed.

A. Demolition Fund

\$12,525.75 deposited for February 2026.

Dashboard at

eriecopa.maps.arcgis.com/apps/dashboards/3977a1a65b4d4e9b83eb45ac86cc3954 or
ErieCountyLandBank.org > Programs > Act 152 Demo Fund

IV. Hearing of the Public

A. Corry projects - Presenter: Krista Arnold

Demo assistance request

Photo and overhead included in packet. Parcel owned by Corry RDA. Abuts industrial park and 25-acre parcel planned for development. Currently zoned industrial, may be some residential as developed.

Bengel's bid selected (spreadsheet in packet; bids in OnBoard). Bengel also working on North Center St. project – demo completed, looks great— as well as site of recent industrial fire.

Single-wide mobile home needs to be demo'ed, requesting ECLB assistance. Owner passed away. Currently unoccupied. No real foundation.

J. Bloeser commented that this is a similar ask to the N. Center St. demo; small amount, could even use ECLB funds rather than demo funds.

➤ Motion to fund demolition of 1465 Sciota Street, Corry, using ECLB funds, moved by S. Morrow, seconded by S. Weber; all in favor, none opposed.

Update for school site project

Overview info in packet; complete info in OnBoard.

Project in CIBA's name, Corry RDA partnering. Property acquired in December; waited for new council members, developer did new presentation.

Discussed at public work session meeting. New presentation and tours scheduled with public officials. Questions were asked; public response is mixed so far, primarily in favor. Agreement that housing solutions are needed in Corry.

J. Cardman inquired about community feedback. K. Arnold replied that generally positive so far, but still planning to follow up and get solid community feedback. Discussed other area nonprofit working toward Corry applying for Opportunity Zone.

S. Weber inquired re: Dave Mitchell's thoughts. Some concern voiced, has spoken with Bob Williams. He was worried about neighbors seeing a wall; J. Bloeser responded that there are only about four affected houses and the view will be a nice new building.

J. Church commented that he attends the church in this block, met with K. Arnold and B. Williams; pastor is very unhappy with location as the back of the building will be facing the church. Also concerned about future tenants; doesn't want another Snyder Circle.

D. Mitchell opined that this is a good plan but the wrong location.

J. Bloeser gave the reminder that the project isn't for ECLB to decide; we're just being asked for assistance with demo of current building.

J. Cardman inquired about size of 1-bedroom apartments and rent being asked. Comments that higher rent could address church's concerns.

B. McGrath pointed out that some of these questions were for [Corry] Zoning and Planning, and are beyond ECLB ask. J. Hirneisen reiterated this.

Comment that some community concern could be about demo and rebuild, rather than reuse of school building. K. Arnold replied that her plan had been reuse, but unfortunately deemed not possible upon inspection of building.

S. Weber remarked that the meeting was getting hung up on this topic. J. Cardman said that we need to make sure the project has community support. K. Arnold concurred and said she's not looking for a vote now, just bringing an update.

T. Bogdanets inquired whether the developer has done similar projects. K. Arnold confirmed. In response to questions, K. Arnold said bank is a direct partner and will be doing background checks. No illegal activity will be permitted in the development. Also, initial hope had been for senior living, but wasn't financially feasible; had to open plans to everyone.

J. Lee commented that some contractors are untrustworthy with follow-through. K. Arnold responded that control measures will be in place at least ten years.

V. Erie Land Bank

No request this month.

VI. Solicitor Updates

We finally have the **18 Market St., Union City** deed—very exciting! Will be recorded this afternoon. ECRDA will be able to start environmental assessment soon; were just waiting for deed to ECLB to be recorded.

Station Rd., Wesleyville – Marcus Jacobs worked with Aaron Snippet to set up Blight Review Committee; has been formed and has met, and sent notices out to property owners. Next step is ECRDA to step in and begin Eminent Domain proceedings. ECLB should have property in April or May. S. Morrow commented that A. Snippet was “a huge help” while working with M. Jacobs.

VII. Unfinished & New Business

A. Properties

1. 17 South Main Street, Union City

a. External envelope bids

J. Bloeser: initially looking for bids for roof and rear wall; realized façade bump out also leaning, has been looked into and is simply nailed on.

Met with three contractors at site, verbally provided same direction. Bids in packet. Porter offered façade options. Could remove but would rather not since historical feature; other options as well. Would not get to project until mid- to late-2026, just drawings (no work) in plan.

Jeff Holes offered more detailed plans in phases and could start soon. Likely not interested in phases 4-6 at this time.

Bostwick offered comprehensive plans, including bringing in other experts including engineers; more expensive.

Repairing the roof, rear wall, and façade will protect any work done inside afterward and will make the building structurally sound.

Would the board want to use ECLB funds to pay for this? Find a grant?

Motion to award the bid to Jeffrey Holes for Phase 1-3 of his proposal, moved by S. Weber, seconded by S. Morrow; all in favor, none opposed.

M. Richter consulted regarding where in the budget this could come from; acquisition/demolition/renovation line over \$20k with no plans for use at this time.

2. 1850 West Gore Road, Millcreek

S. Weber: contacted by owner’s nieces at direction of Millcreek Township. Owner in Maryvale Apartments. Nieces looking to sell for enough to cover liens and have burial fund for uncle. Second mortgage + municipal liens = \$39,180.69.

Thinks this could be a good Habitat for Humanity location. But anyone unlikely to buy with those liens. ECLB could erase liens so property is usable.

J. Bloeser asked if a title search has been done. No—could be more liens.

Discussion re: whether this property fits the ECLB mission. Some individuals don’t believe so; others believe that returning property to tax rolls ASAP is within ECLB scope. Some comments that municipal liens shouldn’t be removed to fall on taxpayers.

J. Bloeser suggested full title search.

Moved on to next agenda item.

3. 318 Worth Street, Corry

Side lot application from neighbor Lou Anne Austin to expand yard.

ECLB traditionally would decline as lot has been noted as buildable, but has been on market for about a year with our Realtor and longer on our website. J. Bloeser bringing application to board for consideration.

Asking price as Vacant Lot is \$5,000.00. Corry would prefer a new build on parcel.

K. Arnold remarked that CRDA may look at property as possible new build site.

No vote but board opted not to accept side lot application. Looking for new build.

B. Side lots

Revisiting conversation whether to follow ELB requirements for Side Lots to be connected with primary lot upon sale. Question came up due to previous ECLB Side Lot now delinquent.

Property in question had specific language in deed; J. Hirneisen to look at deed.

J. Cardman commented that this question goes back to the Erie County Assessment Office, as well as municipalities' responsibility to track properties and ensure zoning compliance.

K. Arnold commented that ECLB policy and deed restrictions may require that Side Lots not be connected for 5 years.

C. 5/50 Tax Recapture for Tax Year 2025

18 properties. \$8,088.66 total invoiced; all paid except \$171.50 due to delinquency in North East (total received \$7,917.16).

D. National Community Stabilization Trust (NCST)

Discussed at August 2025 meeting and approved for ECLB to join NCST.

J. Bloeser sent NCST legal documents to J. Hirneisen for review.

Either meeting minutes need to state that the ECLB board wants to join, or possibly an ordinance needs to be drafted.

No obligation to purchase properties but will need to act quickly; possibly determine a dollar amount earmarked for these acquisitions. J. Hirneisen also inquired about different acquisition styles. J. Bloeser suggested voting to join first, then develop rules.

➤ Motion that the Erie County Land Bank organization agrees to join the National Community Stabilization Trust, moved by J. Cardman, seconded by S. Morrow; all in favor, none opposed. ECLB can also be conduit to City of Erie, Corry, etc.

E. Meeting with County Executive

J. Bloeser met with new County Executive Christina Vogel and Director of Administration Chris Groner. Expected to chat more about ECLB's work, but conversation quickly moved to the tiny homes built by the former County Executive.

1. Tiny Homes

Intended for unhoused population. Built by votech students on property adjacent to Erie County prison. No plan in place to connect to utilities. About 25 houses started but none are finished. About 500-900 square feet each. Some two-story. Looking for solutions, hoped ECLB would be interested.

Discussion re: situation and options. ARPA funds were used, which limits some options such as selling as sheds. Not correct size for zoning in most areas.

S. Morrow commented that an organization has put up tiny homes in some areas including Little Italy; couldn't recall organization name. Erie Insurance may have sponsored a couple. That group may be interested?

Comment that these will become blight if nothing is done.

An RFQ may have been put out for someone to finish the houses. Thought ECLB may want priority bid.

Comments that they should be sold and removed from current property.

No vote but consensus that ECLB is not interested.

J. Bloeser briefly discussed visit with SSJ, Erie City RDA, OWB to Module manufactured home company in Pittsburgh as well as site visits. Built ahead of time, placed on lots. Beautiful inside, all electric, energy efficient; not cheaper than traditional build.

F. Land Bank Film Event Recap

Event was very well attended and feedback has been positive.

S. Weber thanked J. Bloeser, R. Jessup, and S. Faulkner for their work.

Posts on Facebook [facebook.com/share/v/18AcAUgNiS/](https://www.facebook.com/share/v/18AcAUgNiS/) and Instagram [instagram.com/p/DVtgFRdkVTw/](https://www.instagram.com/p/DVtgFRdkVTw/)

VIII. Notices & Announcements

A. Statement of Financial Interest forms

**** DUE MAY 1ST. ****

Can be filed online (please provide a hard copy to the ECLB office) at www.pa.gov/services/ethic/file-a-statement-of-financial-interests.html or ask Rachel for a printed form.

B. 2026 Conferences

Please let us know if you want to attend any of these conferences.

- Pennsylvania Association of Housing and Redevelopment Authorities 2026 Spring Conference & Showcase: June 7-10, Hershey, PA
 - pahra.org/events/
 - *Currently attending:* Jeremy
- Reclaiming Vacant Properties Conference: Sept. 22-25, Pittsburgh, PA
 - communityprogress.org/rvp26/ - Early bird ends July 17th.
 - *Currently attending:* Jeremy, Rachel, Susannah, Sue, Jack.
- Homes Within Reach Conference not yet announced but will likely be Dec. 2-4, Hershey, PA.

IX. Adjournment at 10:29 a.m.

➤ Motion to adjourn, moved by J. Cardman. All in favor.

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