



ECLB Governance Committee Meeting

Erie County Land Bank

Tuesday, April 7, 2026 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, Brian McGrath, Susannah Faulkner

Additional: Jeremy Bloeser, Rachel Jessup, Jennifer Hirneisen

Absent: Suzanne Weber

II. Previous Meeting Minutes

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

III. Unfinished & New Business

A. Developer Project updates

After speaking with different land banks, most have issues with developers crossing the finish line. Overall consensus is that land banks don't want the properties back; Genesee County, Michigan works on the honor system and just hopes they'll finish—big organization, lots of projects and properties. We're smaller, would like to be stricter.

J. Bloeser met with developers on-site last week to discuss progress. All are past their permitted end date. All were shown on screen via Google Streetview and photos taken during site visits. Interior of all three buildings are down to studs with varying degrees of insulation, wiring, etc. done at this time.

• 57 & 59 W. Main St., North East – Sean Maloney

S. Maloney's initial plan was reviewed at a high level; full plan is extensive, includes phases. Has run into personal issues and overextension on other jobs.

Has put on new roof and new, heavy-duty siding; met with an engineer.

J. Bloeser is familiar with S. Maloney as a small landlord in City of Erie. Nice guy, does some work on rental properties. Dubious that full work plan will be completed in the near future.

B. McGrath not concerned with new builds on vacant lot as long as it's maintained.

Question whether ECLB is concerned with interior being completed or if we mainly want exterior completed. Concern that vacant property could attract vandals, but unlikely with this location. S. Maloney said he can have exterior work tied up by May or June.

J. Hirneisen noted that legally, S. Maloney is in default with the agreement due to his finish date having passed. We do have a Right of Reentry and could take property back; nobody wants to do that. Question about the money he's invested in property: would be forfeited if ECLB reclaimed property, that's the risk taken.

Consensus that we need a legal document drafted granting an extension, with specific deadline and detailed expectations. Present document to full board at meeting.

- **11 Maple St., Corry – Gregg Kent**

New metal roof on house, extra windows installed, full building wrapped. Has metal roof for garage and matching metal siding for house and garage, not yet installed.

G. Kent and partner are doing work themselves, plan to move in by end of June. He is a truck driver who works six twelve-hour days per week. J. Bloeser has most faith out of three projects that they will complete this reno since planning to use as primary dwelling, currently live in an apartment in town.

Ran into issues early on; house was full of garbage/junk and previously-unknown problems found when cleared out. More complicated than originally expected.

Mother-in-law lives next door, G. Kent just bought trailer on other side initially for son to live in, but will have to be demo'ed. Hoping to rebuild on foundation.

Was planning to finish interior because exterior work could be done while living there.

Agreement that extension document is needed; one point will be that the exterior needs to be completed first to mitigate appearance in neighborhood.

- **64 E. Pleasant St., Union City – Kaitlynn Cochran**

This property was initially slated for demo; mayor at that time convinced ECLB to sell to K. Cochran.

J. Bloeser initially met with K. Cochran at finished project in Union City. Beautiful work, would be worth about \$700k if located in Millcreek; she's asking \$380k, which is probably high for that area. Also selling by owner rather than through realtor, so limited market reach. Lyle Miller's new build is nearby, selling for about \$300k.

Planning to use proceeds from that sale to fund this reno. Also has a couple rental projects elsewhere. Currently resource-poor. Doesn't have a full-time crew, but has small crew (e.g., dad) and hires out for specialized work.

Neighborhood is doing well and is in development; adjacent to Concord School property which Corry RDA is working on developing.

Dave Mitchell stopped by during site visit, very concerned because house has broken windows and poses an attractive nuisance. K. Cochran agreed to board up windows before leaving that day. J. Bloeser also discussed with her that neighbor wants to sell house, but this structure is lowering property values.

K. Cochran not reconsidering demo. Josh Dyne interested in buying house and working on project, but she doesn't intend to sell, wants to finish. She typically works from the inside out, but conversation that ECLB needs her to work on the exterior. Has no ballpark end date.

How patient do we want to be? J. Bloeser asked if we want to consider a loan. All her financing is currently through an unknown private individual. Conversation that a loan is a good idea, but what would the collateral be?—the house with any improvements that had been made.

S. Faulkner recommended more research on land banks of our size, see if they offer any financing like this. Wise to explore this idea but need to fully build out as programming before offering to individuals. Comment that funding Erie Land Bank and Millcreek Township General Authority different than funding private individuals.

J. Bloeser to work on extension document with J. Hirneisen.

B. 2052 Water Street, Wesleyville update

Owner is paying mortgage and taxes; doesn't want to ruin credit. Currently living in mobile home, hoping to buy a livable house.

J. Bloeser toured with Marcus Jacobs and Sandy Morrow. This is a total loss and will need demo'ed.

Discussion whether to negotiate with bank, seek condemnation, or just pay off bank. Owner does not want ECLB talking with bank, concerned about credit. There is no value in the house, could be worth discussions with bank.

Question what effect condemnation would have in terms of bank; judgment would be against owner, not property.

Condemnation could take months. Quickest route is to just pay off mortgage.

J. Bloeser to get payoff details.

C. 89 North Street, Union City

Property is on Preservation Erie list of historically important houses, but level 3. Not on National Register.

Owner was living in home until about November; fell and wasn't found for a couple of days. Currently in nursing home. Daughter tried to get owner to move out but she insisted on staying. Mortgage of about \$39k. Talked to realtor about selling house; in this condition, won't get enough to cover mortgage.

C. Wells put daughter in touch with local developers to see if anyone interested; will cost far too much that will never be recouped. ECLB last option; daughter said they'll just stop paying mortgage and let bank take it if we don't.

Gregg Kent tried to buy from owners ten years ago for \$70k but they wouldn't sell. Likely a demo at this point due to cost of saving.

Discussion about possibilities for aid due to minor historical significance. J. Bloeser will talk to Melinda Meyer.

Need title search; not sure about other liens.

Discussion about loan fund program. R. Jessup mentioned program approved with Rapid Reset and Master Homeowner, but no staff to facilitate loans. B. McGrath suggested reaching out to Millcreek Township; Erie County may oversee similar programs.

IV. Adjournment at 9:53 a.m.

➤ Motion to adjourn, moved by B. McGrath, seconded by S. Faulkner; all in favor.

Next meetings: Board Meeting April 21st, Governance Committee May 5th.

J. Lee will be at PSATS April 21st.

