



ECLB Board Meeting

Erie County Land Bank

Tuesday, May 19, 2026 at 9:00 AM to 10:30 AM EDT

1230 Townhall Road West, Erie, PA 16509

Zoom: us02web.zoom.us/j/8145808990?pwd=J57T8zciLlyV6pLXEohFudT4lJqv4U.1&omn=87975666449

Phone: 1 307 205 3325

Meeting ID: 814 580 8990

Passcode: ECLB2026

Minutes

I. Call to Order & Attendance at 9:00 a.m.

Board: Brian McGrath, Scott Harris, Susannah Faulkner, Sandra Morrow, Jack Lee, Jeffrey Church, James Cardman, Suzanne Weber, Timofey Bogdanets (at 9:23 a.m.)

Additional: Jeremy Bloeser, Rachel Jessup, Jennifer Hirneisen, Megan Richter, Rock Copeland, Aaron Snippert, Corey Morrison, Dave Mitchell

II. Welcome to Summer Intern Corey Morrison!

III. Previous Meeting Minutes

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

IV. Financial Report

Nothing too exciting this month. M. Richter happy to see spending; "When non-profits are spending money, they're accomplishing their mission."

Balance Sheet: With new auditing firm, now doing a few accounting details differently, such as Prepays section. Nothing major. Profit v. Loss Sheet: Doing well.

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

A. Demolition Fund

\$14,235.75 deposited for April 2026. Act 152 Annual Report completed and submitted in April. Demos on the horizon.

Dashboard available at

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

V. Hearing of the Public

None.

VI. Erie Land Bank

- Motion to approve disbursement to Erie Land Bank for WP26 in the amount of \$20,544.92, moved by S. Morrow, seconded by S. Weber; all in favor, none opposed.

A. Snippet reviewed ELB accomplishments in 2025. Highlighted HANDS property and importance of Act 152 to our work. Discussed new classifications for properties: demo, developer rehab, and rehab toward homeownership.

J. Cardman inquired re: developer restrictions. No timeframe for resale, but restrictions on rehab time. \$10,000.00 escrow plus monthly development fees have led to greater success with project times.

S. Weber impressed with resale of property on 6th and Vermont.

S. Faulkner requested that a copy of the annual report be shared with ECLB board.

VII. Solicitor Updates

Water Street property transferred to ECLB yesterday. \$30,000.00 had been approved by board; final payout \$21,500.00. J. Bloeser and Marcus Jacobs successfully worked with Erie Water Works to have lien terminated.

VIII. Unfinished & New Business

A. Properties

1. 450 East Pleasant Street, Corry donation

Pending finalization with Corry; checking that title is good to transfer.

Will be demo, good sized lot for new build. Two new builds across street; want to continue improving this neighborhood.

- Motion to accept donation of 450 East Pleasant Street, Corry, from CIBA, moved by S. Morrow, seconded by J. Church; all in favor, none opposed.

2. 216 Northwest Street, Corry donation

Developer purchased to rehab, got out of hand, stopped work.

Will be a demo. Large lot. Hope to close transfer to ECLB by end of the week.

- Motion to accept the donation of 216 Northwest Street, Corry, from CIBA, moved by J. Church, seconded by S. Faulkner; all in favor, none opposed.

3. 34 & 40 West Bond Street, Corry

Messingers have purchased foundation walls and modular home. Digging for foundation uncovered buried debris from 40 W. Bond demo. Also uncovered serious water problem; house as planned cannot be placed on this property, could sink. Company would not warranty if build proceeds.

J. Bloeser and Krista Arnold worked with Messingers to look at alternate properties; J. Bloeser introduced Pat Groner into search. House has a large footprint so needs a specific lot. So far, no property selected. Messingers' current house has sold; buyer from Colorado living in trailer on property, they have until mid-June to move out. Life savings in this new home. Are staying in small apartment in Corry while sorting this out.

While ECLB sales are as-is and we have no obligation to be involved, we believe the ethical action is to buy the property back from the Messingers. They are also requesting assistance with the cost of the Bond Street dig and other expenses.

J. Bloeser believes that the dig did improve the property due to uncovering issues with demo and water. Suggested motion to buy back property for the \$12,500.00 they paid, plus \$7,102.00 for dig. Leaves other costs up to board discretion.

S. Weber inquired if a crawl space would work, rather than a full basement. Yes, a crawl space or slab would work for a build on this property, but not for this build.

B. McGrath suggested a rounded amount of \$20,000.00. Agreement that this is fair.

Motion to purchase 34 and 40 West Bond Street, Corry, back from Dennis and Janet Messinger and cover excavation cost, up to a total of \$20,000.00, moved by B. McGrath, seconded by S. Weber; all in favor, none opposed.

J. Church inquired whether 450 Pleasant St. lot would work. J. Bloeser confirmed that it would be the right size, but doesn't fit current timeline. May suggest if no plan has been determined once lot is ready.

4. 89 North Street, Union City update

Discussed property at prior meeting. First National Bank holds mortgage for \$37,000.00. Legally unable to discuss with J. Bloeser. Owner's daughter has been in communication with J. Bloeser and is working on it; passed this off to brother to handle. Delay due to mother (owner) experiencing health issues.

House too far gone to save, will have to be a demo. Lot is very large, will be subdivided and sold for two new builds. J. Bloeser has discussed with C. Wells who is disappointed about the building, but understands.

S. Weber inquired whether there could be a Power of Attorney arranged with bank for J. Bloeser to be able to work on mortgage. J. Hirneisen confirmed that banks have a 3rd Party Authorization form (each bank has their own); to look into.

5. 3089 Sheldon Drive- 2025 Judicial Sale acquisition

JTS property in Cranesville boarded up; to be a demo.

Unaware that Sheldon Drive property was occupied until after acquisition. Structures consist of attached garage, detached garage, and breezeway between; house has been gone for a few years already. Contractor suggested that garages are solid, could work with that and have a new build/modular house installed.

Former owner living in breezeway. Cordial; explained that he was hoping to pull money out of 401k to pay back taxes and reverse sale. No reversal of JTS. Former owner requesting time to remove belongings from property and find new place to live.

Language currently in ECLB Policies & Procedures re: former owner-occupants states: "...in the event that the Land Bank acquires a property through tax/foreclosure or other means, and that property serves as the primary place of residence for an owner-occupant, the Land Bank will make best efforts not to displace the owner-occupant and establish payment plans for any delinquent liens acquired by the Land Bank. When feasible, the Land Bank may offer to lease the premises to the prior owner-occupant at fair market value for a period not less than six (6) months."

J. Bloeser had suggested a motion for short-term lease with owner; expressed reluctance to lease the property for six months or more; property is unsafe. Former owner is hooked up to electric service, but buys propane for heat. Has two wells, both non-functional; buys jugs of water at the store. J. Cardman inquired about toilet facilities; unknown. S. Weber noted that a legally-uninhabitable property can't be leased. J. Hirneisen suggested an Agreement to Vacate as opposed to a lease.

R. Jessup commented that language in Policies & Procedures is common with land banks. J. Hirneisen explained that it is a template; in early days of land banks, focus was on obtaining vacant properties and not displacing occupants. Agreement that language can be revisited and reworked at a later date.

Motion to approve an Agreement to Vacate within thirty (30) days with previous owner occupant to remove personal items from property, moved by S. Morrow, seconded by S. Faulkner; all in favor, none opposed.

6. 2052 Water Street, Wesleyville acquisition update

As J. Hirneisen said, transfer is now complete. Will be put out for demo bids.

Old Dodge truck under collapsed garage; J. Bloeser unsure if it has any value. J. Hirneisen to contact towing company, may need to coordinate with demo contractor.

S. Morrow inquired about Station Road property. J. Bloeser explained that the Eminent Domain process won't be completed before next month's meeting, so acquisition can be voted on in June. J. Hirneisen added that appraisal was done yesterday for condemnation petition, so will still need to go through the courts.

B. New ICA- Wayne Township

J. Bloeser met with Wayne Township last year. One Supervisor was in favor, two opposed. An opposed Supervisor did not seek re-election; new Supervisor elected. J. Church reached out to Supervisor in favor; J. Bloeser contacted. Voting on ICA at next meeting.

S. Weber asked about Fort LeBoeuf School District. ECLB was waiting until controversy over elementary schools was resolved; didn't seem like the right time to step in. Now that it has been, J. Bloeser planning to attend an upcoming meeting.

C. ECLB-ELB Rapid Reset program extension

J. Bloeser has been highlighting Rapid Reset Program as a benefit of partnering with ECLB. People who know him from BEST have been inquiring about Resets in the City of Erie; we don't work there.

A. Snippert shared program planning document from 2022. Requesting funding of \$50,000.00 to implement Rapid Reset in City of Erie. Community orgs would be boots on ground, to report to ELB.

S. Faulkner inquired about the difference in amounts on the document and the request; A. Snippert explained that document is outdated, not asking for that amount.

J. Bloeser stated that if this is successful, subsequent years can be added to ELB Work Plans.

S. Faulkner asked if this would duplicate the Love Your Block program. A. Snippert noted that Love Your Block focused on certain areas, whereas Rapid Reset will be citywide; also, funding is ending for Love Your Block.

M. Richter commented that she has seen properties in east Erie which she felt would be good candidates for Rapid Reset.

J. Church was unaware that ECLB had this program. J. Bloeser explained that we have a few applications to be reviewed/approved, but would like more.

S. Morrow inquired whether new Habitat builds in Wesleyville with no grass would be candidates. Discussion since they should have yards, but this is a blight prevention program.

S. Weber noted that lawns may be in owners' contracts and in process; landscapers are backed up lately due to weather.

- Motion to approve up to \$50,000.00 in funding for the Erie Land Bank to replicate the Rapid Reset program for the 2026 Work Plan, moved by S. Weber, seconded by S. Faulkner; all in favor, none opposed.

D. ECLB Updates with PA Department of State

Department of State still has old ECLB office address and board member list on file; need to submit an amendment to update, prepared by J. Hirniesen.

- Motion to approve the amendment updating the ECLB office address and board member list, moved by J. Cardman, seconded by J. Church; all in favor, none opposed.

E. HACE Legislative Breakfast

Second year for Housing Authority of the City of Erie's legislative breakfast; invited other organizations involved with housing. Many groups noted that properties they've worked with are former land bank properties; highlighted the benefits of the land banks.

In presentation, J. Bloeser brought up topics of concern which could be helped through legislation. One point was Zoning and Code Enforcement; active in City of Erie, not necessarily in other municipalities. After presentations, Representative Merski told J. Bloeser that he's working on a proposal to make code enforcement available to all municipalities.

City of Corry has been through great and less effective enforcement officials; currently, deputy fire chief is handling code enforcement. If even Corry is struggling, no surprise smaller municipalities have trouble. J. Church noted that Wayne Township's enforcement is only responsive; unable to do more.

R. Jessup shared that she's developed and sent out a survey to all Erie County municipalities (excluding City of Erie) regarding zoning and code enforcement. Has received about 50% response so far; seeing that answers are all over the place.

S. Morrow commented that even if issues are escalated by municipalities, there's often no support from the courts.

S. Faulkner suggested that R. Jessup share survey results with the county; could be useful in development of legislation and standardization. ECLB could play a part in this process.

B. McGrath remarked that some municipalities don't want zoning or enforcement. Some anecdotes shared regarding municipalities who didn't want zoning until an issue arose. J. Cardman believes the state needs to do something.

A. Snippet shared that the Governor's Housing Action Plan has created a position to look at statewide zoning and standardization. A hire has been made but not announced yet. The Governor's Center for Excellence is to develop strategic code enforcement to assist municipal and county governments who want it.

S. Faulker suggested ECLB create an annual report for sharing. J. Bloeser commented that the Pennsylvania Land Bank Network is working on developing standardization for reports.

IX. Notices & Announcements

A. 2026 Conferences

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

- Pennsylvania Association of Housing and Redevelopment Authorities 2025 Spring Conference & Showcase: June 7-10, Hershey, PA
 - <https://pahra.org/events/>
 - *Currently attending:* Jeremy
- Reclaiming Vacant Properties Conference: Sept. 22-25, Pittsburgh, PA
 - <https://communityprogress.org/rvp26/> - Registration is open; early bird ends July 17th.
 - *Currently attending:* Jeremy, Rachel, Susannah, Jack.
- Homes Within Reach Conference not yet announced but will likely be Dec. 2-4, Hershey, PA.

X. Adjournment

- Motion to adjourn at 9:58 a.m., moved by S. Weber, seconded by B. McGrath; all in favor, none opposed.

Next meetings: Governance Committee June 2nd; Board Meeting June 16th.