



ECLB Board Meeting

Erie County Land Bank

Tuesday, June 16, 2026 at 9:00 to 10:30 AM EDT

1230 Townhall Road West, Erie, PA 16509

Minutes

I. Call to Order & Attendance at 9:01 a.m.

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

Additional: Jeremy Bloeser, Rachel Jessup, Rock Copeland, Jay Alberstadt, Megan Richter, Aaron Snippert, Dave Mitchell

Absent: Brian McGrath

II. Previous Meeting Minutes

- Motion to approve minutes from previous meeting, moved by S. Weber, seconded by J. Church; all in favor, none opposed (J. Cardman not present).

III. Financial Report

First National CD is coming due; should we let it roll over? Will auto-renew unless we say otherwise.

J. Bloeser has looked into this. Rolling over doesn't usually offer the best rates; should look for a better option. Motion discussed for J. Bloeser to enroll First National CD into a new short-term plan with better rates. M. Richter noted that putting funds in the existing Money Market account could provide good returns. Motion discussed for J. Bloeser to put funds into Money Market account if CD rates not the best. Discussion regarding final motion; have J. Bloeser investigate and make decision regarding investment.

- Motion for J. Bloeser to invest First National CD funds at his discretion once CD reaches maturity, moved by S. Weber, seconded by S. Morrow; all in favor, none opposed.

Looking at financial reports: cash amount is down because it's being spent well toward our mission. Received Gaming Fund deposit. Interest income reflects differently at various points of the year due to deferred interest; M. Richter would like to track differently if possible.

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

A. Demolition Fund

\$15,518.25 deposited for May 2026. Dashboard available at eriecopa.maps.arcgis.com/apps/dashboards/3977a1a65b4d4e9b83eb45ac86cc3954 or go to ErieCountyLandBank.org > Programs > Act 152 Demo Fund

One ECLB demolition, 221 Mead, submitted for payment. None from ELB yet this year.

IV. Hearing of the Public

None.

V. Erie Land Bank

- Motion to approve disbursement to Erie Land Bank in the amount of \$53,640.50 (WP25 closeout \$31,233.64 and WP26 \$22,406.86), moved by J. Cardman, seconded by J. Church; all in favor, none opposed.

Obtained 16 properties from JTS, still working through those. Three so far are total demos. ELB obtained PHARE funds for residential demolitions, so won't be drawing from Act 152 funds yet. Will be approaching ECLB later for 1014 W. 19th St. garage demolition.

Erie RDA and Erie Arts and Culture have partnered for Color the City: painting plywood for board-ups to brighten blighted structures and neighborhoods. Looking into further work and partnerships.

VI. Solicitor Updates

None.

VII. Unfinished & New Business

A. Properties

1. Demolitions

Bid packet sent to about 32 contractors. Received two bids for each property. Have worked with E. E. Jones before; happy with work. They are busy and may not get to projects until August or September. Chuck Miles new company out of Ohio; found our website. Weren't even one of the 32 contractors emailed.

J. Bloeser had asked April Decker at ELB re: RFQ responses; ELB also only getting three or four bids at most. Maybe contractors are busy this time of year?

- 2052 Water Street & Fremont Street garage, Wesleyville

Bids very close. Agreed that it's worth trying out the new contractor.

- Motion to award demolition of 2052 Water Street and Fremont Street garage, Wesleyville, to Chuck Miles Builders, moved by S. Weber, seconded by J. Church; all in favor, none opposed.

- 10450 Crane Street, Cranesville

Almost \$40k difference between bids; no idea why with only two bids. Idea floated that it could be due to being out-of-state; has been seen with contractors from New York state.

- Motion to award demolition of 10450 Crane Street, Cranesville, to E. E. Jones Contracting Company, moved by S. Weber, seconded by J. Cardman; all in favor, none opposed.

General agreement that E. E. Jones is a fair, honest, good company.

J. Bloeser advised board that while 7 Grove St., Corry, will hopefully be a renovation (working with engineers now), garage will need to be demo'ed and foundation wall of house exposed with that demo. Received a ballpark from E. E. Jones just for demo; will be bidding out for garage demo and wall exposure soon.

2. 722-726 West Church Street, Corry

Owned by Carpenters for Christ; Corry RDA working with them toward acquisition.

We own 712. Lot is deep but goes up a hill, so much of it is unusable. Combining with 722-26 will give a better chance for development. Barber Center is interested.

➤ Motion to accept donation of 722-726 West Church Street, Corry, from CNI, moved by J. Cardman, seconded by S. Morrow; all in favor, none opposed.

D. Mitchell noted that there are apartments next door; this property could be developed for multifamily use. Inquired about acreage; about 0.5 all together.

3. 228 West Smith Street, Corry

To be acquired by CNI and donated to ECLB. Acquisition already approved at June 19, 2024 ECLB Board Meeting.

4. 222 West Smith Street, Corry

Owner likely to donate. Adjoins 228 West Smith. Trash from property in rear flowing onto property. City working on handling that situation, but this property is more blighted than it initially appears.

➤ Motion to accept donation of 222 West Smith Street, Corry, from CNI, moved by S. Morrow, seconded by J. Church; all in favor, none opposed.

5. 505 West Smith Street, Corry

Would likely have acquired before now, but held up in bankruptcy. J. Church noted that this property is slated for auction; J. Bloeser explained that that Corry RDA is attempting to purchase before auction, as well as some adjacent land from the church.

No motion to acquire; info that Corry RDA will be approaching for assistance with demo.

6. Grand Marion garage application

Acquired garage from JTS with intention to acquire house. House was sold to an out-of-town LLC. J. Bloeser reached out to buyer via LinkedIn, actually got a response and they submitted an application to purchase the garage.

Typically ECLB wouldn't want to sell to out-of-town LLC, but while this applicant lives in Las Vegas, he's originally from Union City and has a house (and several rental properties) in Erie, as well as a local property manager. Wanted to purchase a property in Union City but nothing available. Planning to fix this house and garage up; thought the garage was part of their property.

R. Jessup noted that their rentals listed online have been and are being improved and maintained, and are fairly priced.

J. Church believes he knows the property manager.

J. Cardman would want garage incorporated with house property. J. Bloeser agreed that this would be in the deed.

Discussion about whether \$1,000.00 offer is sufficient. Would want to at least recoup costs put into property. Suggestion of \$5,000.00; concern that buyer could walk away.

Comment that we should at least recoup costs. R. Jessup noted the total spent was only JTS costs, \$1,000.00 for property and \$88.00 for recording; total \$1,088.00.

- Motion to approve sale of Grand Marion garage to TXCO Properties, LLC, for \$1,088.00, moved by T. Bogdanets, seconded by J. Cardman; all in favor, none opposed.

S. Weber asked where the conversation re: deconstruction wound up after conversing a year or so ago. J. Bloeser and R. Jessup attended conference last summer, very interested but no local contractors really work with deconstruction/reuse—A. Snippet agreed. R. Jessup noted that most conference attendees from areas where there aren't many Land Banks; doesn't seem to be much overlap in those maps, but it would be nice if that changed. Habitat ReStore may view a property if they have time but may or may not take anything from it.

Conversation about auctions, deconstruction, and clean-outs. Valuable items or cash occasionally found, but often whatever is in a house isn't worth the amount of time spent to find it. If hiring someone to sort through items, would they necessarily be honest about findings or pay appropriate percentage back. D. Mitchell noted Ploss Auction went through Wright Street house.

7. 13300 Route 6, Wayne Township (Corry)

Corry RDA was planning to acquire but has since been listed with a Realtor. Corry RDA may purchase; will be seeking help with demo if so.

S. Weber inquired re: 3634 Argyle, Millcreek. Believes Shalan making progress and property could be headed toward foreclosure. J. Bloeser talked to K. Arnold and J. Hirneisen about situation. Looking into this.

S. Morrow inquired re: Station Road, Wesleyville. J. Bloeser replied that we're just waiting for the Erie County RDA to finalize this and 18 Market Street. J. Alberstadt responded that these just need to go in front of the board to be approved at the next meeting.

D. Mitchell mentioned that CNI will be discussing 329 East Pleasant and 329 Marion at next meeting; both likely to come to ECLB.

B. 2025 Annual Report

S. Faulkner requested an Annual Report at May meeting. Board pleased with this draft.

- Motion to approve 2025 Annual Report, moved by S. Morrow, seconded by T. Bogdanets; all in favor, none opposed.

C. Millcreek Gateway Project- Signage

Matt Waldinger reached out to J. Bloeser to have ECLB logo added to signage for Millcreek Gateway project. Can decide not to, but bringing to board for discussion.

J. Cardman noted that the public who is aware of ECLB funding may find it odd if our logo is not included.

- Motion to approve addition of ECLB logo to Millcreek Gateway signage, moved by J. Cardman, seconded by T. Bogdanets; all in favor, none opposed.

VIII. Notices & Announcements

A. 2026 Conferences

- 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.

1. PAHRA Recap

J. Bloeser in attendance and presented, as did A. Snippert. One full day of Land Bank programming. Erie was very well represented, and was good to connect with other PA Land Banks.

B. 2026 Open House

Invitation list goes from state level down; about 480 individuals invited. Had attendance of about 40 last year; hoping for a few more this year.

Friday, August 21st from 11:00 a.m. - 3:00 p.m. at Picnicana.

Please plan to attend. Help setting up and breaking down is very appreciated!

IX. Adjournment at 9:48 a.m.

➤ Motion to adjourn, moved by J. Cardman, seconded by J. Church; all in favor.

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