ECLB Governance Committee Meeting

Erie County Land Bank
Tuesday, July 7, 2026 at 9:00 to 10:00 AM EDT
1230 Townhall Road West, Erie, PA 16509

Minutes

I. Call to Order & Attendance at 9:03 a.m.

Committee: Jack Lee (present at 9:17 a.m.), Suzanne Weber, Brian McGrath, Susannah Faulkner
Additional: Jeremy Bloeser, Rachel Jessup, Jennifer Hirneisen

II. Previous Meeting Minutes

Motion to approve minutes from previous meeting, moved by B. McGrath, seconded by S. Faulkner; all in favor, none opposed. (J. Lee not present.)

III. Unfinished & New Business

A. 3089 Sheldon Drive, McKean Township

Acquired through the Judicial Tax Sale; weren't aware it was still occupied. Gave 30-day notice, former owner-occupant moved out at the end of June, left lots of personal belongings. J. Bloeser requested a forwarding address and offered assistance to occupant; no reply.

Used to be a mobile home connected to garage via a breezeway. Mobile home gone; owner was living in breezeway. No water service, unsure about gas. Had electricity.

Large, solid pole barn can be kept. Three-car garage by breezeway and location of mobile home are not good.

Have already been receiving inquiries; just took possession and need to secure, not ready to list. Currently interested parties:

- Neighbor's mother who would like to live near neighbor
- Individual who saw our tax sale acquisition online and wants to use property to raise goats (uncertain of legality)
- Friend of McKean supervisor who would buy as-is, no demo needed

Discussion re: listing property; try listing without demo first? MLS likely to generate more interest.

Property about 2 acres. Also 0.6 acre property behind, on Bolte Drive. Should we combine the lots? Left info for neighbor in case they wanted Bolte Dr. property, no reply.

J. Hirneisen advised not to combine properties yet. Re: belongings left by previous owner: Abandoned property law – if we have a forwarding address, they have 30 days from vacating to collect belongings. We don't have a forwarding address. Posted notice was notarized but not signed.

J. Bloeser to talk with P. Groner and get more details before board meeting.

B. Title insurance

7228 Rupert Drive, Fairview: Buyers had setback with plans for new house, had to rotate on property. Now found title defects.

J. Hirneisen advised that there are three issues:

Municipal lien, which Fairview Township will exonerate.

Old mortgage from Marine Bank, which was acquired by PNC Bank. A 30-year-old mortgage should be overwritten but title company isn't willing to accept that. Working with PNC to straighten out.

Inheritance taxes, which are difficult to get exonerated. Trying the letter the Pittsburgh Land Bank has successfully used.

J. Bloeser noted that some Pennsylvania Land Banks require title insurance for all properties. Should we make this a standard policy?—possibly for anyone planning to build on their lot? Side lots likely don't need this.

J. Hirneisen responded that this has always been a case-by-case question. Distressed properties have issues.

J. Bloeser suggested reviewing current inventory for issues. A. Snippert uses a checklist to clear all properties.

Title insurance typically won't clear for one year from a tax sale or quiet title action.

Argyle Road, Millcreek brought up; on Sheriff's Sale list. Discussion re: Sheriff's Sale and salability of list. Office to look into the Sheriff's Sale.

C. Master Homeowner

J. Bloeser spoke with Millcreek Township but timing didn't work; will be holding series at Summit Township this year.

R. Jessup and C. Morrison working on instructors.

B. McGrath inquired about how office is promoting. Social media, Habitat, similar organizations. ECATO suggested.

S. Weber suggested speaking with Habitat about a partnership; require for new homeowners? J. Bloeser and R. Jessup explained that was how the program began.

S. Weber expressed a preference that we give this program to the St. Martin Center, could help them keep employees. J. Bloeser replied that he met with potentially-interested groups last year and there was no interest in taking this program over.

S. Faulkner offered help with ideas for promotion.

D. New staff job description

Erie Community Foundation grant to fully fund the CCLT half of the position for two years. The job description attached is for the ECLB half of the position.

J. Bloeser essentially needs a clone; would like this individual to go to underserved partnered areas.

Benefits will be from ECLB; ECF grant will cover half that cost.

J. Bloeser working on CCLT half of job description.

E. Rachel's annual performance review

Discussed for full Board meeting.

IV. Adjournment

Motion to adjourn at 9:48 a.m., moved by B. McGrath, seconded by S. Weber.

Next meetings: Board Meeting July 21st, Governance Committee August 4th.