

ECLB Board Meeting



Erie County Land Bank

Tuesday, July 21, 2026 at 9:00 to 10:30 AM EDT

1230 Townhall Road West, Erie, PA 16509

Minutes

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

Board: Scott Harris, Susannah Faulkner, Sandra Morrow, Jack Lee, James Cardman, Suzanne Weber

Additional: Jeremy Bloeser, Corey Morrison, Jennifer Hirneisen, Megan Richter

Absent: Brian McGrath, Jeff Church, Tim Bogdanets

II. Previous Meeting Minutes

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

III. Financial Report

Spending is increased. This is good as we're fulfilling our mission.

Some new classifications in reports due to the new QuickBooks system.

Advice requested of M. Richter. Make sure to continue actively spending money so it's not just sitting in the bank.

Part-time staff position – need staff to get more done. Discussion re: properties not being addressed throughout county.

S. Faulkner on committee for new comprehensive county housing plan. We can align with the final plan. They've requested templates for municipal zoning and code enforcement.

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

A. Demolition Fund

\$17,784.00 deposited for June 2026.

Dashboard available at ErieCountyLandBank.org > Programs > Act 152 Demo Fund

Couple of demos coming up.

J. Bloeser talking with Rock Copeland about Act 148; another small fee tacked onto real estate transactions, which can be used for renovations and demolitions. We're doing well with demolitions but renovations could help turn around buildings headed toward blight.

IV. Hearing of the Public

None.

V. Erie Land Bank

No request this month.

VI. Solicitor Updates

Marion Street property being sold to TXCO. Working on title issues.

VII. Unfinished & New Business

A. Properties

We do a lot of work in the Corry area, largely because of active organizations. However, issues with code enforcement for several years now. Properties known and discussed to be issues have no code violations. Haven't had anyone certified in code for five years.

Corry has resources that smaller municipalities don't. J. Bloeser working on ideas for code enforcement with Corry.

1. CNI Acquisitions

Looking for preapprovals; not ready to transfer just yet.

a. 512 West Smith Street, Corry – CNI planning to acquire from Upset Tax Sale.

b. 52 East Pleasant Street, Corry – ECLB has been talking about this property for some time, but no vote on record yet. Going to be messy. Owner passed away; son never owned property, passed away. Son had power of attorney who has said property will go to tax sale; CNI can acquire then.

c. 428 East Main Street, Corry – Will be on Upset Tax Sale.

d. 543 Liberty Street, Corry – Working on sales agreement with owner; J. Hirneisen had drawn up documents but owner had to leave town before signed, so documents sent.

Question re: preserving metal accessibility ramps on acquisitions rather than demolishing. J. Bloeser has worked with veterans' organization before; they will pick up.

e. 533 Liberty Street, Corry – CNI has made an offer to the owner.

➤ Motion to accept CNI acquisitions, moved by S. Weber, seconded by S. Faulkner; all in favor, none opposed.

2. 19-21 South Main Street, Union City

J. Bloeser not recommending we vote to buy this right now; just informing the board. Owner has listed for sale; full of antiques.

Property meets the definition of blight; once 17 South Main is dealt with, this is likely to become our next project in the area. Owner will likely need a year just to clear out antiques.

J. Bloeser has been talking with Infinite Erie, who has state funding. This could potentially be housing? Could be combined with our 17 South Main Street property.

J. Cardman wants structural engineers to look at any Union City building; expressed concern about structural stability in the area after experience with 23-25 South Main Street property.

3. Demolition Updates

- 2052 Water Street, Wesleyville – New contractor. He was unaware there were belongings in the house and requested a Change Order before work started. After conversation with J. Bloeser, agreed to do demo for contracted price.
- 10450 Crane Street, Cranesville – None at this time.

4. 3089 West Sheldon Drive, McKean Township update

Former owner left June 29th. Lots of interest already; some willing to buy pre-demo and handle demolition personally. Per J. Hirneisen, former owner should be given 30 days to collect belongings.

J. Bloeser consulted with Pat Groner, who recommended cleaning out buildings before listing. Thinks the property should be listed for \$69,900.00.

- Motion to add 3089 West Sheldon Drive, McKean Township, to Pat Groner's inventory once ready, moved by J. Cardman, seconded by S. Weber; all in favor, none opposed.

5. 7228 Rupert Drive, Fairview

Title issues: inheritance tax, municipal lien, and old mortgage. First two have been resolved. Mortgage was through Marine Bank, now defunct; went to PNC, who have been difficult to work with. Mortgage not from last owner; from previous owners 35 years ago, likely home equity line of credit which the borrower needs to close out.

Discussed quiet title; this would be about \$2,000 and would take 3-5 months; current owners have builder ready to construct new house but can't get financing; understandably unhappy.

Working to contact previous owners with line of credit.

B. New Staff job description

Operations Specialist: half-time ECLB, half-time CCLT. Erie Community Foundation grant will fully fund CCLT half for two years; J. Bloeser will advertise job once funds are received.

- Motion to approve Operations Specialist job description, moved by S. Weber, seconded by S. Faulkner; all in favor, none opposed.

C. Master Homeowner

Schedule included with meeting documents.

Discussed fee; J. Bloeser would like to offer for free, with \$150 stipend for speakers.

Conversation that hardware stores provide free instruction so they could be our speakers for free. J. Bloeser noted that no motion is being sought for the program; just sharing information.

Ideas for promoting program? Partners, GBOR, social media, St. Martin's Center, GECAC, Erie's Black Wall Street, Marquette First Front Door.

D. Rachel's annual performance review

Executive Session.

- Motion to approve R. Jessup's annual performance review with a 5% raise retroactive to employment anniversary, to begin in August, moved by S. Faulkner, seconded by J. Cardman; all in favor, none opposed.

VIII. Notices & Announcements

A. Annual Report printed

B. 2026 Open House

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!

C. 2026 Conferences

- Reclaiming Vacant Properties Conference: Sept. 22-25, Pittsburgh, PA
 - communityprogress.org/rvp26/ - Registration is open; early bird ended July 17th.
 - *Currently attending:* Jeremy, Rachel, Susannah, Jack.
- Homes Within Reach Conference not yet announced but will likely be Dec. 2-4, Hershey, PA.

IX. Adjournment at 10:03 a.m.

Motion to adjourn, moved by J. Cardman, seconded by S. Faulkner.

Next meetings: Governance Committee August 4th; Board Meeting August 18th.