



ECLB Board Meeting

Erie County Land Bank

Tuesday, August 18, 2026 at 9:00 to 10:30 AM EDT

1230 Townhall Road West, Erie, PA 16509

Minutes

I. Call to Order & Attendance at 9:09 a.m.

Board: Brian McGrath, Scott Harris, Sandra Morrow, Jeffrey Church, Suzanne Weber, Timofey Bogdanets

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

II. Previous Meeting Minutes

- Motion to approve minutes from previous meeting, moved by S. Morrow, seconded by T. Bogdanets; all in favor, none opposed, B. McGrath abstained, S. Harris not present for vote.

III. Financial Report

Using funds. Still a little left over from 5/50 Tax Recapture.

Profit vs. Loss: July was slow. We owe ELB for two months.

Budget vs. Actual: Behind on budget. New position funds not spent yet and Master Homeowner Program hasn't started yet; no need to adjust or redo budget at this time.

Spent \$18,000 on a demolition.

Daily Sweep looks different due to CD's.

Payroll liabilities: Negative because of FSA payable. Front-loaded, then they withdraw. The negative amount is because it's paid ahead.

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

A. Demolition Fund

\$17,456.25 deposited for July 2026.

Dashboard available at

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

J. Bloeser met with Dr. Lisa Miller, new Director of Erie County Department of Planning, to explain Demo Fund. He and A. Snippert have had meetings regarding Act 48 Funds, working to try to create a new revenue stream. This fund would be a small fee on blighted property transactions and foreclosures and are projected to equal about \$60,000 per year which the ECLB would manage like the Demolition Fund.

IV. Hearing of the Public

None.

V. Erie Land Bank

Like with ECLB's financial report, ELB is also behind on Budget vs. Actual spending. Being more cognizant of spending; not filing Quiet Title on all JTS properties, many are already boarded up, only cleaning out three for added value.

Working on Phase II demolition of a property, hope to demolish by end of year.

- Motion to approve disbursement to Erie Land Bank for WP26 in the amount of \$48,445.36, moved by B. McGrath, seconded by J. Church; all in favor, none opposed.

VI. Solicitor Updates

Acquired 543 Liberty Street, Corry through CNI.

Station Road, Wesleyville: parties have entered agreement. Need Declaration of Taking to be filed; this has been started.

Rupert Drive, Fairview: working with Attorney Sundberg to get last of four issues resolved. Firm will issue property insurance.

VII. Unfinished & New Business

A. Properties

1. CNI Acquisitions

Not imminent acquisitions; seeking preapproval for when CNI acquires. Corry has already approved.

- 720 North Center Street, Corry: Three mortgages; best to wait until bank takes back to acquire. Question whether other debts go away if property goes to Sheriff's Sale for one mortgage; J. Hirneisen confirmed.

Corry Mayor says property will need to be demolished.

- 329 Marion Street, Corry: Dave Mitchell located heirs. Outstanding HUD loan. Title is messy. There is a hope of salvaging property; J. Bloeser doubts this will be possible. Nice neighborhood. Next door is on Upset Tax Sale list.

- Motion to approve the donations of 720 North Center Street and 329 Marion Street, Corry, from CNI, moved by B. McGrath, seconded by T. Bogdanets; all in favor, none opposed.

2. Purchase Applications

Shawn Peters owns 503 South 2nd Avenue. This was an ECLB property which was sold to a developer, who fixed up and sold to S. Peters. S. Peters also owns a large tract beside house; wants 516 for a garage and 535 to park vehicles. Parcel with no address on corner (adjacent to 516) coming up on tax sale; interested in purchasing. Wants his own area and to preserve nature in the neighborhood.

J. Bloeser said Corry wants to see new builds. Has been no interest, likely at least in part due to road not being paved; more like an alley. Recommended proceeding with sale of 516 to combine with corner lot, and holding 535 ideally for a house but not rejecting S. Peters's application as we could proceed with sale if no continued interest in new home build.

S. Weber wondered if Habitat might build at 535; not far from Euclid parcel, could have crews do both at same time. Requested that J. Bloeser show parcel to R. Vermaak.

Discussion re: condition of South 2nd Avenue as deterrent to potential buyers; developers or Corry to pave? J. Church noted that Corry tars and chips roads to prevent needed maintenance of paved roads; could we ask them to include this road in that plan? J. Bloeser pointed out that Euclid Avenue is similar.

T. Bogdanets inquired re: potential resale for developer. J. Bloeser estimated maybe \$280,000.



Motion to approve sale of 516 South 2nd Avenue, Corry, to Shawn Peters for \$5,000 and to decline application for 535 South 2nd Avenue at this time, moved by B. McGrath, seconded by T. Bogdanets; all in favor, none opposed.

3. 17 South Main Street- Union City

S. Weber asked by ECLB isn't working as actively in other municipalities—what's going on with Argyle property in Millcreek?

J. Bloeser sent our Millcreek watchlist this week to Jessica Horan-Kunco, Grant Writer and Project Administrator for Millcreek Township, to review.

The main reason is because Corry and Union City have individuals and organizations actively working beside us. Nothing else in the county like CNI.

R. Jessup noted that we have attempted outreach to all municipalities such as Summer Open House. Also sent out an email to all partnered municipalities early this year inquiring about properties of interest and how we can help; very little response.

J. Bloeser explained that the third staff person will help with this. Impossible for one person to get to all areas of the county regularly.

T. Bogdanets pointed out that proactivity is part of it, and that we're competing with private developers in some areas; private sector is taking care of properties.

J. Bloeser updating on 17 South Main Street: Architect scope in board materials. Working with engineer.

Goal is to protect external façade, clean out remaining contents, attract developer; not finishing ourselves.

T. Bogdanets asked if plan is to leave as vanilla box; J. Bloeser said planning to clean to studs. Going to talk to P. Groner about what will sell or rent.

Adjacent property is for sale.

4. New Realtor Listings

- 221 Mead Avenue, Corry
- 712 West Church Street, Corry
- 9 Wattsburg & Putnam Street, Union City
- 26 Grant Street, Union City
- 48 Miles Street, Union City
- 78 Miles Street, Union City

J. Bloeser requested estimated amounts for properties from P. Groner, hasn't heard back yet.



Motion for J. Bloeser to determine prices with P. Groner, moved by T. Bogdanets, seconded by B. McGrath; all in favor, none opposed.

5. Property Updates

- **2052 Water Street, Wesleyville**

Used a new contractor for the demo. They thought property was in Erie County, Ohio, but did a good job.

Two parcels; Wesleyville wants two new builds. R. Vermaak is interested.

Several trees on property to be removed for property to be more attractive for builds. Have two bids: one verbal for about \$20,000 and one written for about \$12,000; meeting with third contractor tomorrow.

Bids do not include two huge trees at edge of property. One neighbor's father concerned trees will fall on houses. Appear healthy. Discussion that people like old trees. J. Bloeser to get ballpark amount on big trees.

J. Bloeser follows procurement process; does he need board approval? B. McGrath noted that there is an approved amount not to exceed.

Motion to approve J. Bloeser seeking site preparation at 2052 Water Street, Wesleyville in an amount not to exceed \$20,000 total, moved by T. Bloeser, seconded by B. McGrath; all in favor, none opposed.

J. Church suggested that contractors check condition of big trees.

- **2508 Station Road, Wesleyville**

Wesleyville created Blighted Property Review Committee which has declared building blighted. Working with Attorney Cressman.

J. Bloeser and Tina Mengine went to Union Township re: creation of Blighted Property Review Committee. Goal is to use this process across the entire county; Wesleyville is the guinea pig. Everyone is copying A. Snippert and ELB.

- **3089 Sheldon Drive, McKean Township**

P. Groner gave recommendations to make property more marketable, such as cleanout and hiring a landscaper.

Adjacent property on Bolte Drive: Neighbor lives in Ohio; brother had been living in the house and suddenly passed away. Owner found ECLB letter in brother's papers. Interested in Bolte Drive property.

B. McGrath asked if Sheldon Drive being demolished; J. Bloeser said P. Groner recommended leaving as-is and letting buyer decide.

B. National Community Stabilization Trust

We are fully participating. These are Fannie May and Freddie Mac foreclosures; they set prices. NCST members get first shot at foreclosures.

Generally have one week to decide, must reply quickly. Can't wait for next board meeting.

Discussion regarding a preapproved amount that J. Bloeser can draw from to act on opportunities; J. Hirneisen to advise what's permissible.

M. Richter recommended \$100,000 in case multiple properties come available. T. Bogdanets agreed.

J. Church asked if J. Bloeser had seen any properties yet; nothing yet, but we're first authorized agents in this area of PA; NCST is excited that we joined.

To act on opportunities, set funds aside, or determine an expedited process? Could call special board meeting. J. Hirneisen to review bylaws and determine legality.

S. Weber noted that email votes are for emergency situations. B. McGrath suggested possibility of Zoom votes.

- Motion to set aside \$100,000 for National Community Stabilization Trust properties with no authorization to use yet, moved by B. McGrath, seconded by T. Bogdanets; all in favor, none opposed.

C. PHFA Site Visit- PHARE CCLT Grant

3 of 7 properties done. SSJ sold a home but not as CCLT property; OWB's house will be the first. J. Bloeser is working on 7 Grove Street, Corry, with plan to be ECLB contribution.

Site visit went well. Grant is from 2023.

J. Bloeser was voted CCLT board president. Having a staff person will help.

D. ECLB Operations Specialist Job Posting

Already approved. J. Bloeser planning to post to Indeed, Nonprofit Partnership, and send to board for sharing. LinkedIn was also suggested.

VIII. Notices & Announcements

A. Thank you and best of luck, Corey!!

C. Morrison thanked the ECLB and said, "this has been a priceless experience". His goal "has been to make Erie a better place to live, and [he feels he] got the opportunity to do that this summer."

B. 2026 Conferences

- Reclaiming Vacant Properties Conference: Sept. 22-25, Pittsburgh, PA
 - <https://communityprogress.org/rvp26/>
 - *Currently attending:* Jeremy, Rachel, Susannah, Jack.
- Homes Within Reach Conference Dec. 14-16, Hershey, PA.
 - Please note that the official dates are different than previously assumed.
 - Annual PALBN meeting at HWR. Will be an entire Land Bank day.
 - Registration not yet open.

C. Wesleyville

S. Morrow extended a thank you from Wesleyville re: demo of 2052 Water Street. "It has been a long, long process", but "people have noticed and are very appreciative."

D. 2026 Open House

This Friday at Picnicana!

IX. Adjournment at 10:11 a.m.

- Motion to adjourn, moved by B. McGrath, seconded by T. Bogdanets.

Next meetings: Governance Committee September 1st; Board Meeting September 15th.