



ECLB Board Meeting

Erie County Land Bank

Tuesday, September 15, 2026 at 9:00 AM to 10:30 AM EDT

1230 Townhall Road West, Erie, PA 16509

Minutes

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

Board: Brian McGrath, Scott Harris, Susannah Faulkner, Jack Lee, Jeffrey Church, James Cardman

Additional: Jeremy Bloeser, Rachel Jessup, Jennifer Hirneisen, Megan Richter, Aaron Snippert, Krista Arnold, David Mitchell

Absent: Sandy Morrow, Sue Weber, Tim Bogdanets

II. Previous Meeting Minutes

- Motion to approve minutes from previous meeting, moved by J. Church, seconded by B. McGrath; all in favor, none opposed; S. Faulkner not present for vote.

III. Financial Report

M. Richter not present so J. Bloeser presented. Balance and assets up due to interest. Received second gaming revenue payment, so full million has been deposited. Liabilities match.

Profit vs. Loss: received grant funds in 2025 but not 2026. Just received check from Erie Community Foundation to fund CCLT half of position for two years; this will show on the September financials.

Expenses are normal.

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

M. Richter arrived after vote. Noted that expenses are up which is good since we're doing our work; we didn't spend enough the past few years. She invited board members to reach out to her if they have questions regarding particular expenses.

A. Demolition Fund

August 2026 deposit amount \$18,026.25.

Dashboard available at

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

ECLB has a couple of demos out for bid, as does ELB.

J. Bloeser, A. Snippert, and Rock Copeland met with County Executive re: Act 48 – small fee on tax sale and foreclosure purchase transactions fund, intended for demo and rehab.

About ten counties in Pennsylvania currently participate; would like Erie County to join. J.

Bloeser asked to speak with Erie County Department of Planning about oversight since they

already handle Act 152. Could generate \$30-40,000, which would build up over time. Would like to be intended for the Land Banks as blight prevention to work on occupied properties.

As part of conversations, County is looking at ECLB financials to see if we're spending money we already have. J. Bloeser is working on this.

IV. Hearing of the Public

A. Krista Arnold, Corry Redevelopment Authority

Demo bids: 505-509 West Smith Street and 450 East Pleasant Street, Corry

Properties were acquired in partnership with CIBA. Inquiring whether ECLB would partner to help with demolition costs. Bengel is lowest bidder; have worked with them previously.

J. Bloeser toured both properties with K. Arnold. CRDA is planning new builds. East Pleasant property is next to school; children walk past daily. D. Mitchell noted this could be two lots.

➤ Motion to support demolitions, moved by B. McGrath, seconded by J. Church; all in favor, none opposed.

V. Erie Land Bank

No request this month; to be caught up next month.

VI. Solicitor Updates

Have been working on acquisitions of 543 Liberty Street and 722 West Church Street in partnership with CIBA. Liberty Street has been acquired; West Church transfers on Thursday.

VII. Unfinished & New Business

A. Properties

1. Bolte Drive, McKean Township Side Lot Application: Jacqueline Amacher

Acquired adjacent Bolte Drive and West Sheldon Drive properties through Judicial Tax Sale. West Sheldon Drive to be marketed through Pat Groner. Bolte Drive is a small lot; intern Corey Morrison left contact info at neighboring houses.

J. Amacher owns adjacent property, offered \$1,000 for the Side Lot.

J. Cardman inquired whether she will combine this property with her own. J. Bloeser confirmed, noted that we will require consolidation this in the transfer deed. We've already done this with the Grand Marion garage parcel.

➤ Motion to accept Bolte Drive Side Lot application from Jacqueline Amacher for \$1,000.00, moved by J. Cardman, seconded by S. Faulkner; all in favor, none opposed.

2. Demolition Quotes

- 216 Northwest Street
- 543 Liberty Street

Because of the posting date, quotes are due next Friday, 9/18. Office is seeking motion to accept lowest responsible quote rather than waiting for October meeting to approve.

Empire is lowest bid on one property but is not considered to be responsible based on past ECLB demolition contracts.

- Motion to accept the lowest responsible quote, moved by J. Cardman, seconded by J. Church; all in favor, none opposed.

B. Upset Tax Sale

Judicial Tax Sale inventory is continuing to decrease. Land Banks don't have priority bid with Upset Tax Sale as with JTS but we would like to try to move forward with some properties rather than waiting a year. J. Bloeser will need to go online and bid similar to how eBay works; has already registered.

- **08037127001900 - South 2nd Avenue, Corry**

Vacant lot adjacent to 516 South 2nd Avenue, which we own. Had been approved for sale but purchaser financing fell through. Would like to combine this parcel with 516.

- Motion for J. Bloeser to bid up to \$2,000.00 for 0 South Second Avenue, Corry, moved by B. McGrath, seconded by J. Church; all in favor, none opposed.

- **05027167000300 - 52 East Pleasant Street, Corry**

On preapproved list. Have been trying to acquire for some time; deceased owner's son recently passed away. Likely no heirs. Definite demo. B. McGrath expressed concern that we could get stuck with property if no one will want to purchase. Industrial area one house over, other nearby properties need work. K. Arnold said Corry RDA would consider the property if needed.

- Motion for J. Bloeser to bid up to \$10,000.00 for 52 East Pleasant Street, Corry, moved by B. McGrath, seconded by S. Faulkner; all in favor, none opposed.

- **05028181000300 - 428 East Main Street, Corry**

Standing structure, might have rehab potential. Owner is in prison for murder. J. Hirneisen re: title search – five open issues uncovered, most likely easy to resolve. Prior mortgage likely satisfied. Federal tax lien more than ten years old, so no longer lien. Potential issue is \$13,000 private mortgage from 2012. Working to track down lender, see if satisfied or if payoff could be arranged. J. Hirneisen concerned that we could get stuck with this amount if we buy the property. Could wait one year for JTS, though CNI was willing to bid at UTS. J. Bloeser noted that it could be about \$20,000 between taxes and mortgage.

Discussion about location; generally good other than rotating lineup of junk on adjacent parcel from house in back. Dollar General on other side of parcel with junk. Discussion that tax sale purchase would remove concerns about buying from owner. Question if there's a second unit in property; if so, occupied?—unclear, also unclear if a second unit was added legally.

K. Arnold willing to request \$10,000 reimbursement for ECLB toward property purchase and title cleanup so that we can control the property. Someone else may buy at sale. D. Mitchell noted that CNI has been "aggressive" in acquiring properties and funds are diminishing, so ECLB help is appreciated.

- Motion for J. Bloeser to bid up to \$20,000.00 for 428 East Main Street, Corry, moved by B. McGrath, seconded by J. Church; all in favor, none opposed.

C. USPS Vacancy Data

R. Jessup learned of this data set in Tolemi meeting. USPS carriers note vacancies; would be imported into our data to help identify potential problem properties. Cost is \$2,000 for one year or \$1,000 for six month subscription. Office had been hoping for monthly option but would like to at least try the six month option. Data would include City of Erie.

Shared results of Zoning and Code Enforcement Survey from this past Spring. Some municipalities use software or digital spreadsheets; this data could potentially also be pulled in and combined with USPS data.

Shared example images of data imported into Tolemi.

J. Church inquired how often data is updated by USPS. R. Jessup unsure; will find out.

➤ Motion to subscribe to USPS Vacancy Data for six months, moved by J. Church, seconded by J. Cardman; all in favor, none opposed.

~~D. Bid Parameters~~

E. Master Homeowner

Going very well. Third session tonight. Attendance increasing with each class.

S. Faulkner spoke as a participant: Kudos to J. Bloeser and R. Jessup for this program; “so incredibly helpful” as a soon-to-be first-time homeowner.

F. Executive Session

VIII. Notices & Announcements

A. Conferences

- Reclaiming Vacant Properties Conference: Sept. 22-25, Pittsburgh, PA
communityprogress.org/rvp26/
Attending: Jeremy, Rachel, Susannah. Registration closes today.
- Homes Within Reach Conference Dec. 14-16, Hershey, PA.
housingalliancepa.org/homes-within-reach-conference/
Currently attending: Jeremy, Rachel. Let Rachel know if you'd like to attend.

October 29: PALBN Strategic Planning Workday, State College, PA. Jeremy and Rachel attending.

PALBN is network of Pennsylvania Land Banks and groups looking to start a land bank. Working to become a comprehensive, statewide organization similar to Ohio's Land Bank Network. J. Bloeser and R. Jessup both actively involved with PALBN committees.

IX. Adjournment at 10:17 a.m.

➤ Motion to adjourn, moved by B. McGrath, seconded by J. Cardman.

Next meetings: Governance Committee October 6th; Board Meeting October 20th.