ECLB Board Meeting

Erie County Land Bank
Tuesday, October 20, 2026 at 9:00 AM to 10:30 AM EDT
1230 Townhall Road West, Erie, PA 16509

Minutes

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

Board: Scott Harris, Susannah Faulkner, Jack Lee, Jeffrey Church, James Cardman, Suzanne Weber, Timofey Bogdanets
Additional: Jeremy Bloeser, Milo Watson, Rachel Jessup, Jennifer Hirneisen, Megan Richter, Aaron Snippert, David Mitchell, Krista Arnold, Michael Cortez
Absent: Brian McGrath, Sandra Morrow

II. Welcome, Milo Watson!

M. Watson introduced himself and discussed his work to date.

III. Previous Meeting Minutes

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

IV. Financial Report

Assets look high; this means we have work to do.

Working on the budget; meeting with Governance Committee later to discuss. M. Richter invited board input, and also indicated the need to start on J. Bloeser's annual evaluation for the budget.

Programming expenses are up which is good. Have underspent so far on conferences but two coming up. More spent on office than projected; needed to replace a computer. Rent included and audit costs increased.

Property acquisition line was bumped up for '26 and will be again for '27; needing to look at new methods of acquisition due to reduced Judicial Tax Sale lists.

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

A. Demolition Fund

A few demos coming up for ECLB and ELB.

$18,325.50 deposited for September 2026.
Dashboard available at ErieCountyLandBank.org > Programs > Act 152 Demo Fund

S. Weber referred to recent tragedy in the City of Erie and asked if we know whether there are people and especially children living in properties, and if staff knows to call OCY if we find children in these seriously blighted properties. While we aim to only acquire vacant properties, we can't be certain if they're vacant until we own them as we can't enter before then; but we would know to report if children were present, and it was noted that J. Bloeser

handled West Sheldon occupant situation well (no running water or gas). Discussion ensued about the tragedy and wider issues related to the situation.

V. Hearing of the Public

D. Mitchell brought up CNI meeting, indicated that J. Bloeser can share more information. Thanked ECLB for work in Corry, highlighted new builds and LERTA.

K. Arnold indicated interest in two ECLB lots for new construction. CRDA should be recouping loan funds to developer soon from sale of property, can put toward construction.

D. Mitchell brought up lack of progress on 64 East Pleasant Street and advocated for a small developer loan fund.

VI. Erie Land Bank

No request last month due to departure of April Decker and Corey Reich stepping into role. This request is for last two months.

- Motion to approve disbursement to Erie Land Bank for WP26 in the amount of $88,655.30, moved by J. Cardman, seconded by T. Bogdanets; all in favor, none opposed.

A. 2027 Proposed Work Plan

A. Snippert reviewed proposed ELB Work Plan. Looking at acquisition of seventeen properties. Had eight demos from the Demo Fund in 2026. PHARE funds available to cover residential demos; Act 152 can be for projects such as West 19th Street industrial demo.

S. Faulkner inquired about increased admin staff line. A. Snippert explained that admin time is heavy in land banking and has been running higher than expected.

J. Bloeser brought up grant agreement discussed for 2026, to be applied for 2026 and 2027 once details ironed out with J. Hirneisen. $400,000 requested now, but additional funds can be requested for specific projects.

J. Cardman was concerned that ECLB budget wasn't presented first for review before approving ELB Work Plan; usually presented in October. M. Richter and J. Bloeser explained that $400,000 fits into our budget, is a known cost, and the designated funding eliminates what-ifs; the potential further funding can be pulled back if needed. J. Cardman concerned that a municipality could request assistance with a project; acknowledged that such a request likely would have been brought up by now. A. Snippert noted that our funding is designated for land banking. K. Arnold later commented that their work is land banking even if not an official land bank.

Agreement that ECLB budget will be drafted in September going forward for October meetings.

- Motion to approve the Erie Land Bank 2027 Work Plan in the amount of $400,000, moved by J. Cardman, seconded by S. Weber; all in favor, none opposed.

VII. Solicitor Updates

Deed is being transferred for Bolte Drive; will be consolidated with buyer's current property.

321 Mechanic Street, Girard Borough – working with borough for conveyance. J. Bloeser explained this is a large commercial building in disrepair, owned by industrial group. Borough

wants ECLB to demo and donate land back to municipality as proposed location for new electric plant. Working on title search; there are also environmental concerns.

VIII. Unfinished & New Business

A. Properties

1. Judicial Tax Sale

Only one property on Judicial Tax Sale suitable for ECLB acquisition. Wayne Township is a new ICA.

J. Church has been in house, called condition "deplorable". Likely even worse now that it's been vacant.

Inquiry whether lot is buildable. No; will be a side lot. Neighbor interest unknown.

Judicial Tax Sale has been primary form of acquisition until now, but list is diminishing. Should consider strategic planning for other routes of acquisition.

- Motion to approve acquisition of 17700 Route 89, Wayne Township, at Judicial Tax Sale, moved by J. Cardman, seconded by J. Church; all in favor, none opposed.

2. MLS listings

- 221 Mead Avenue, Corry for $5,000
- 9 Wattsburg Street & 0 Putnam Street, Union City for $5,000
- 26 Grant Street, Union City for $2,500

No discussion, just need approval to list.

- Motion to approve listing properties with Pat Groner, moved by S. Weber, seconded by J. Cardman; all in favor, none opposed.

3. Demolition: 722 West Church Street, Corry

S. Weber curious why E. E. Jones is so much lower than other bids. J. Bloeser noted that he's lower and also does a good job. He currently has contracts for our other two Corry properties, so possibly because he can do all three at once and save on costs of going back and forth.

- Motion to award demolition to the lowest bidder, E. E. Jones Contracting Co, moved by T. Bogdanets, seconded by S. Faulkner; all in favor, none opposed.

B. ECLB Strategic Planning

Need a document to guide our goals and vision. J. Bloeser intends to put out an RPF for consultants. Tri-COG Land Bank just did strategic plan; going to look at plan and consultant.

- **Acquisition strategies** – Have been using new methods this year; communities are eager to use our services. Need to be more creative in helping our communities.
- **Development of new housing** – Statewide issue. County is working on a housing strategy; we should play a part.
- **Blight prevention** – We have current programs. Look into ways to help owner-occupants.

S. Faulkner happy to help; has previously worked on strategic plans as a consultant, and recommended a five-year plan over a three-year plan due to pace of our work. J. Cardman agreed. J. Bloeser hopes county plan can also help guide our plan.

C. Monday.com overview

Have purchased a one-year subscription for our office. Can share tasks and information. Need for this kind of solution was discussed when J. Bloeser first hired. Consultant working on quote for getting us set up at a jumping-off point. M. Watson has already dived in, may be able to help guide office.

D. 3089 West Sheldon Drive, McKean Township

Listed with Pat Groner at $69,000. Three applications already with other inquiries likely to apply. All strong offers so far; none received in time to add to agenda for voting this month.

J. Bloeser inquired if board is comfortable waiting until November meeting to discuss. Would like to give applicants feedback.

Agreement to vote on applications in November.

E. 3634 Argyle Avenue, Millcreek

S. Weber heard that the bank offered cash for keys to get occupant out. Millcreek condemned building and evicted occupant. Lots of liens. To be listed for sale.

F. 503 Euclid Street, Corry

Inquiry regarding how much time Habitat has left to build. Still within contract.

G. Master Homeowner Program

Concludes this evening. Inquiry whether any board members had attended. As one of our participants, S. Faulkner gave a rave review about the value and quality of the classes, the program, and work of ECLB staff on the program.

IX. Notices & Announcements

A. 2026 Conferences

1. Reclaiming Vacant Properties Recap

National conference; many people from within PA. Agreement that info and experience were valuable.

2. Homes Within Reach: December 14-16, Hershey, PA

Currently attending: Jeremy, Milo, Rachel, Sue. Let Rachel know if you'd like to attend.

3. PA Land Bank Network Strategic Planning Day: October 15, State College, PA

J. Bloeser and R. Jessup on committees; will be in attendance/presenting.

B. Project List

S. Faulkner requested list of projects we've done with partners.

X. Adjournment at 10:11 a.m.

- Motion to adjourn, moved by S. Weber, seconded by S. Faulkner.

Next meetings: Governance Committee November 10th, Board November 17th.