

MINUTES

For the August 19, 2019 Regular Meeting of the Erie Land Bank, held at City Hall, 626 State Street, Room 500, Erie, Pennsylvania, at 1:00 p.m.

ROLL CALL:

Board of Directors:	Trevor Thompson Darlene Feeney	Chris Groner T.J. Sandell
ERA Staff:	Scott Henry	Kelly Neville
Visitors:	Liz Allen Jeremy Bloeser	Eugene Sundberg

CALL TO ORDER:

Mr. Sandell called the meeting to order at 1:00 pm and noted that the meeting will be audio taped to facilitate preparation of the written Minutes which will serve as the official public record.

CONSENT AGENDA & PUBLIC COMMENT:

The following items were included on the Consent Agenda:

- a. Approval of the Agenda
- b. Approval of the Minutes of the June 17, 2019 Regular Meeting

Upon a motion by Mr. Thompson and a second by Mr. Groner the Consent Agenda items were approved unanimously.

There were no citizens to be heard.

REPORT OF THE EXECUTIVE DIRECTOR:

Mr. Henry stated that the ELB website has launched and is available to be viewed.

Mr. Henry provided an update on the properties included in the Erie County Land Bank Work Plan and that information is attached and incorporated into the minutes.

Upon a motion by Mr. Groner and a second by Ms. Feeney the board unanimously approved proceeding with demolition of 433 Huron Street, noting that the Land Bank would continue to consider offers for purchase/rehab until a demolition contract is awarded.

Upon a motion by Mr. Thompson and a second by Mr. Groner the board unanimously authorized seeking proposals for the purchase and rehab of 422 Poplar Street.

Mr. Henry stated that 1121 German has officially been donated to the ELB, as the Board had previously agreed to take the property contingent on a clear title. The property has been evaluated and it has been recommended that the property be demolished. Mr. Henry suggested that this demolition be undertaken with the anticipated PHARE funds. Upon a motion by Mr. Sandell and a second by Mr. Thompson the board unanimously approved the demolition of 1121 German Street.

Mr. Henry announced that the ELB has been awarded \$100,000 from PHFA's PHARE Program, which can be used for blighted property acquisition and clearance. 30% of these funds must be used to provide housing opportunities for people at or below 50% AMI.

Mr. Henry presented an updated analysis of the Erie County Land Bank Work Plan funds and recommendations for adjustments to the various line items.

Mr. Henry stated that there are approximately 190 City properties available through the Erie County Tax Claim Bureau's Repository for Unsold Properties. Mr. Henry explained that it may be possible for the taxing bodies to give pre-approval for the Land Bank to purchase properties from the Repository and in exchange the Land Bank would market these as side lots to facilitate conveyance and returning the properties to the tax rolls. Mr. Henry asked Ms. Feeney and Ms. Allen for their support in asking their colleagues to support the Land Bank's efforts in this matter.

SOLICITOR'S REPORT

Mr. Eugene Sundberg provided an updated report concerning title clearance issues for properties acquired through the 2018 Judicial Tax Sale. A copy of the report is attached to and incorporated into these minutes.

UNFINISHED BUSINESS & NEW BUSINESS:

Mr. Henry announced the bids that were received for the asbestos abatement, structure demolition and site restoration for 658/660 & 662/664 West 4th Street. The bid tabulation is attached and incorporated into the minutes. Upon a motion by Mr. Sandell and a second by Mr. Groner, the board unanimously approved awarding a contract to DRS of Erie County in the amount of \$110,000.

Mr. Henry announced the bids that were received for the rehabilitation of 2501 Brandes Street. The bid tabulation is attached and incorporated into the minutes. Upon a motion by Mr. Sandell and a second by Ms. Feeney, the board unanimously approved to reject the bids and solicit proposals for the rehabilitation and accept the bids for the property located at 2501 Brandes Street.

Upon a motion by Mr. Sandell and a second by Mr. Thompson, the board unanimously approved to accept the conveyance of 422 Poplar Street from the Redevelopment Authority.

Mr. Bloeser inquired as to whether the Land Bank would facilitate property acquisitions from the 2019 Judicial Tax Sale. Mr. Henry indicated that there would be refinements to the process, including some modifications to the request form and development of an Acquisition/Disposition Agreement.

ADJOURNMENT:

With no other business to discuss, the meeting was adjourned at 2:24 pm

Respectfully submitted,

Erie Land Bank

Darlene Feeney, Secretary